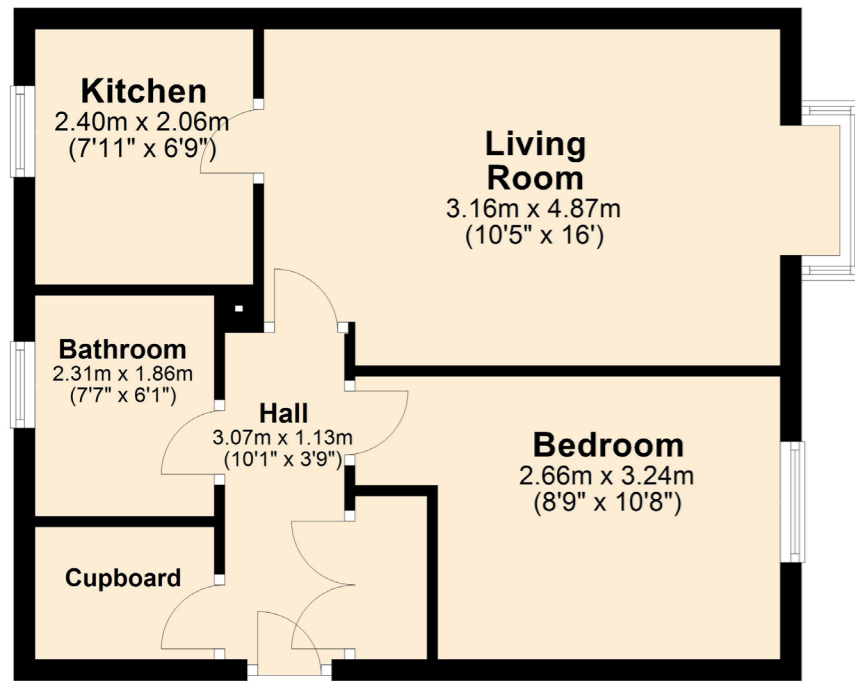


Ground Floor



Floorplan of existing building.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



£92,500

78 All Hallows Road,
Walkington

HEATING & INSULATION

The property has electric radiators and uPVC double glazing.

SERVICES

Water, electric and drainage are connected to the property. None of the services or installations have been tested.

TENURE

Leasehold. Vacant possession upon completion. The current service charge is £383.86 which is to be paid every quarter. There is also potential to extend the lease on this property.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'A'.

VIEWING

Strictly by appointment with the agent's Beverley office. Tel: 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES: LIVING ROOM

Double glazed window to rear aspect, carpet flooring, electric fire place with marble surround, and two electric radiators.

ENTRANCE HALL

Two storage cupboards, carpet flooring and an electric radiator.

WET ROOM

Double glazed window to front aspect, partially tiled walls, pedestal sink, low level W.C and a shower area.

KITCHEN

Double glazed window to front aspect, work surfaces, sink, space for oven/hob, space for a fridge and washing machine. Partially tiled splashback.

BEDROOM

Double glazed window to rear aspect, carpet flooring, and an electric radiator.

OUTSIDE

To the front/side there is parking spaces for two cars and to the rear is a lawned communal area.

78 All Hallows Road, Walkington, HU17 8SJ

DESCRIPTION

One bedroom apartment situated in the popular village of Walkington, the property would be perfect for cash buyers and investors. The home briefly comprises:- Entrance hall, wetroom, bedroom, living room and a kitchen. Outside the property benefits from allocated parking and a communal gardens at the rear.

SITUATION

Walkington village is approximately three miles west of the market town of Beverley which provides extensive and popular shopping and recreational facilities, sports clubs and a railway station. Hull city centre is about 11 miles away. The property is located a few hundred yards south of the main street through the village along which are located a local shop/PO, modern parish hall and three public houses/restaurants. There is also a pretty village pond and village primary school which feeds into the Beverley High and Grammar schools.

