



Total area: approx. 56.2 sq. metres (605.2 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under leasehold title. Vacant possession upon completion.

COUNCIL TAX

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

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



£127,000

8 Carr Close,
Beverley



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ACCOMMODATION

Communal entrance and stairs

Entrance Hall

Living Room

Fitted Dining Kitchen

Double Bedroom

Further Bedroom

Bathroom

The property is held on leasehold basis, and we are informed that there is 87 years left on the lease. We are informed the ground rent is £10 per annum and the service charge is currently £1,246 per annum (although the vendor informs us that this is unusually high and expects it to be reduced in the future).



8 Carr Close, Beverley, HU17 0QS

DESCRIPTION

A spacious first floor flat in a cul de sac location. With 605 sq ft of space the property offers a dining kitchen as well as a good sized living room and main bedroom and is likely to appeal to first time buyers and investors.

The property is just one of two in a detached block so unlike many flats there are no attached neighbours to the sides or above. With gas central heating and double glazing the accommodation in full comprises: Entrance Hall, Living Room, Fitted Dining Kitchen, a Double Bedroom, further Bedroom and Bathroom with shower over the bath. There is a spacious storage cupboard and further cupboard in the entrance hall.

An early internal inspection is highly recommended to fully appreciate the accommodation available.

