



HEATING AND INSULATION
The property has a gas-fired central heating system, some replacement PVC double-glazed frames and sealed unit double glazing.

SERVICES
Mains water, electricity, gas and drainage are connected to the property. None of the services or installations have been tested.

TENURE
The property is understood to be leasehold and subject to an annual services charge. Current service charge cost: £600 per quarter (£200 per month). No ground rent payable.

Lease length to run: 927 years as of January 2024. 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 'B' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£180,000

Apartment 4,
87 Ferriby Road,
Hessle

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



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



Main Hall

Secure entry from Vestibule leading into the Main Hall, boasting a turning staircase and stained glass window.

Apartment Entrance

A large vestibule with laminated wood flooring, radiator and storage space leads into:

Living Room

This spacious, airy Living Room has laminated wood flooring and windows to two elevations overlooking the communal garden.

Kitchen

This recently fitted kitchen offers a range of gray fronted cabinets with contrasting work surfaces and integrated electric oven & hob unit, extractor hood, washing machine and fridge/freezer; stainless steel sink unit and laminated wood flooring.

Bedroom 1

Overlooks the rear garden and features an ornamental original fireplace.

En Suite Bathroom

With a white suite incorporating panelled bath with shower attachment, shower screen, pedestal wash hand basin & low flush WC, radiator.

Bedroom 2

With a radiator.

Shower Room

With a white suite with shower cubicle, pedestal wash hand basin, WC, radiator, extractor fan, stone effect laminate flooring.



Apartment 4, 87 Ferriby Road, Hessle, HU13 0HU

DESCRIPTION

A spacious first floor apartment located within the magnificent Manor Lodge with gated entrance, superb grounds and private parking. This exceptional apartment overlooks the grounds and features a recently installed kitchen. Forming part of the conversion of 'Manor Lodge' is an architecturally attractive property that retains many superb original features and is situated behind high hedging and trees. This spacious first-floor apartment overlooks the beautifully manicured south-facing grounds and is accessed from a grand communal hallway.

LOCATION

Manor Lodge is prominently situated close to the junction with Woodfield Lane, being one of the most sought after areas of Hessle. The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

