



OIRO £80,000

57 Main Street,
Brandesburton



Dee Atkinson & Harrison

57 Main Street, Brandesburton, YO25 8RL

DESCRIPTION

A two bedroom first floor flat requiring updating in this well regarded village. The sale includes both the lease of the flat and the freehold of the building.

The flat will require some updating but is likely to appeal to investors and owner occupiers. There is currently no kitchen in the property. As there is no kitchen it may not be mortgageable in its current state. It is envisaged that it would comprise 2 bedrooms, a bathroom and probably an open plan living room kitchen when any work is completed. Work required is likely to include at least heating, kitchen, bathroom, a full cosmetic overhaul and possibly some work to the electrical installation. No forward chain.

The flat is held on a 999 year lease from 23/5/1984. The sale includes the freehold of the whole building and the ground floor flat is owned separately on a lease from that. The ground rent is a peppercorn.

LOCATION

Brandesburton is a well regarded and attractive village to the north east of Beverley. It is well resourced with local amenities including 2 pubs, a primary school, fish and chip shop, Chinese takeaway, convenience store and golf club. Further amenities are available in nearby Leven as well as slightly further afield in Hornsea, Beverley and Bridlington.

ACCOMMODATION

Entrance Hall - ground floor

Landing/Hallway

Living Room

Room - likely to be the kitchen but not fitted.

2 Bedrooms

Bathroom

Heating and Insulation

The property has electric heating and double glazing.

Services

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

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' (verbal enquiry only).

Tenure

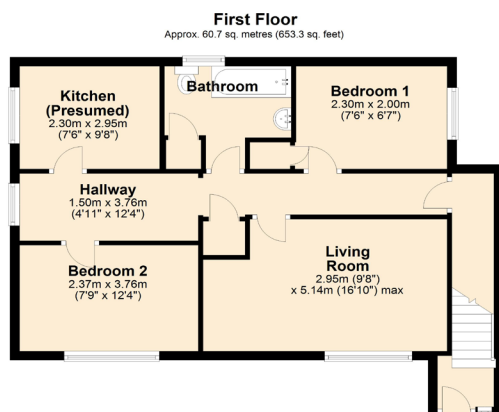
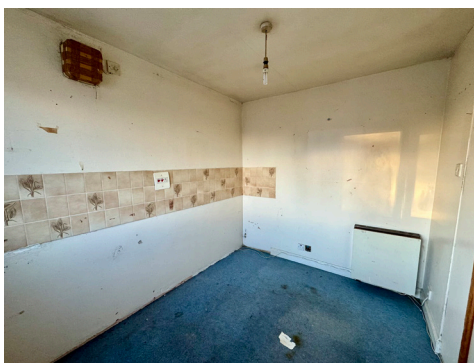
The flat is held on a leasehold basis with a 999 year lease dating from 23/5/1984 but the sale includes the freehold of the building that the lease is held from. The ground rent is a peppercorn.. Vacant possession upon completion.

Viewings

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

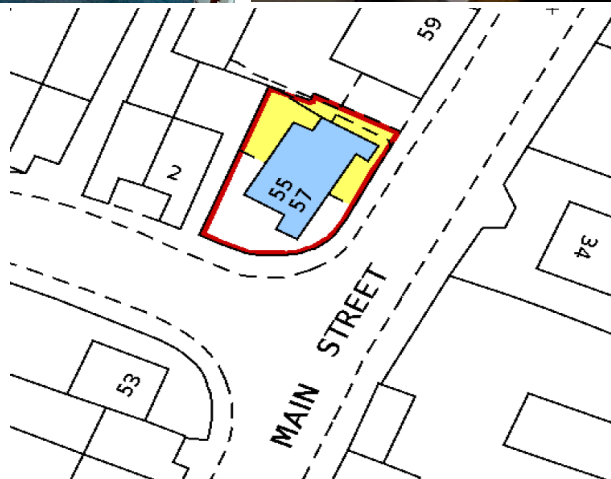


Awaiting Photo



Total area: approx. 60.7 sq. metres (653.3 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



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