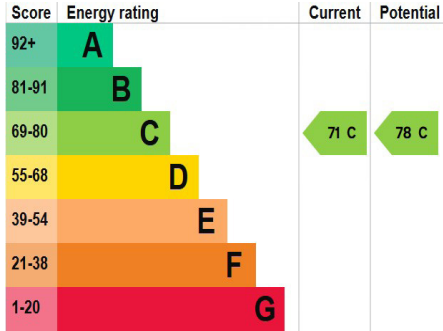
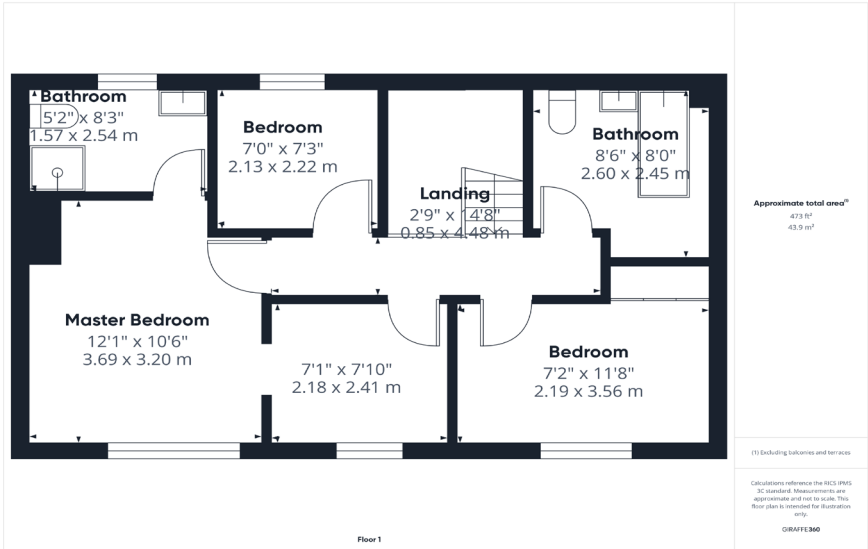
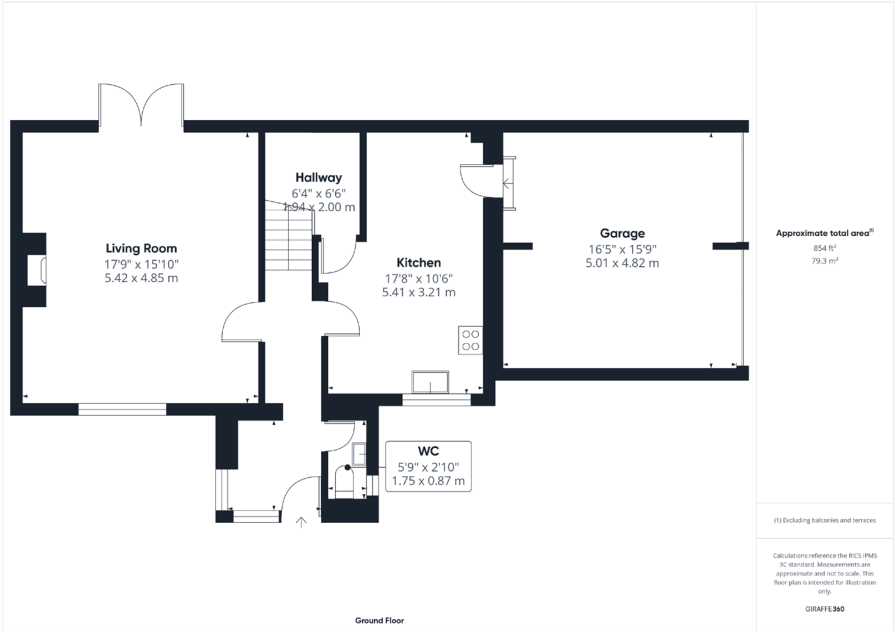




£379,950

3 The Old Stables,
York Road,
Beverley

HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

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

SERVICE CHARGE
With regards to the service charge, this typically falls due in August of any year and in August 2024 £489.39 was charged which included buildings insurance (£234.17), directors insurance (£20.04), and ground rent (£25).

TENURE
The property is held on a leasehold basis with a 999 year lease starting from 1/1/1992. We are currently awaiting confirmation of ground rent and service charges. reehold. 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 'E' (verbal enquiry only).

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



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

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Dee Atkinson & Harrison



3 The Old Stables, York Road, Beverley, HU17 8DN

A rare opportunity to acquire a mews property that forms part of this highly sought after development. The property is unusual in that it offers a double garage and also has a westerly facing small garden. With three bedrooms including the master bedroom suite as well as a spacious living room and dining kitchen, it is sure to attract considerable interest.

This superb property has been in the current owner's possession for some time. It occupies a delightful position on the edge of the Westwood but is yards from North Bar, Beverley's ancient gateway. Though well loved it would benefit from some updating now, but it has comprehensive accommodation that will suite a range of purchasers. It briefly comprises: Entrance Hall, Spacious Living Room with French windows to the garden, fitted Dining Kitchen and to the First Floor there is a Master Bedroom suite (including en suite Shower Room and Dressing Room), 2 further Bedrooms and a House Bathroom. There is a small garden area to the front of the property, a private small westerly facing walled garden to the rear and a double garage with twin up and over doors which can be accessed from the main area of Stable Mews. The property is held on a leasehold basis with the balance of 999 year lease from 1992. This great property in such an appealing location is likely to be of interest to a range of purchasers but we think particularly so to those considering downsizing within or to the Beverley area who value the location, outside space and garaging.

There is no forward chain and early viewing is essential.



LOCATION

Stable Mews is an appealing and sought after small development on York Road leading to the Westwood and just west of Beverley's famous North Bar. It therefore provides excellent access to all that central Beverley offers by way of restaurants, bars, shops and leisure facilities. On its doorstep is also the famous Westwood comprising hundreds of acres of pasture where cattle graze freely during the summer months and which is also a wonderful leisure space accommodating Beverley Racecourse and a golf course.

ACCOMMODATION

Entrance Hall - stairs to first floor and front door with coloured lights.

WC Cloaks - low flush WC, wash hand basin and window to side.

Living Room - a good sized room with window to front, ceiling coving, feature fireplace and French windows to the rear garden.

Dining Kitchen - a range of base and wall mounted units, gas hob and electric oven, window to front and door to the garage.

First Floor Landing - velux style window to rear.

Master Bedroom - a double bedroom with window to front and ceiling coving. Archway to..

Dressing Room - with fitted wardrobes and a dressing table, ceiling coving and window to front.

En Suite Shower Room - with a three piece suite comprising shower unit, low flush WC and wash hand basin. Window to rear.

Bedroom 2 - window to front, ceiling coving, fitted wardrobe and dressing table.

Bedroom 3 - with a window to the rear giving views towards the Westwood, ceiling coving and fitted wardrobe.

House Bathroom - a three piece suite in white comprising panelled bath with shower attachment, low flush WC and pedestal wash hand basin. Velux style window to rear.

Outside - there is small enclosed area of front garden. To the rear there is a small westerly facing paved rear garden with some shrubs and a high brick wall to perimeters.

Garage - There is a double garage that can be accessed via Stable Mews and which has a door into the kitchen. There are twin up and over doors with power and light laid on. The garage has part of another property within the development above it.

