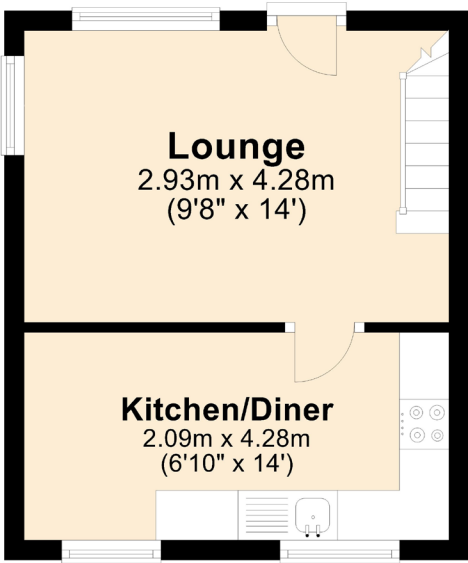


Ground Floor

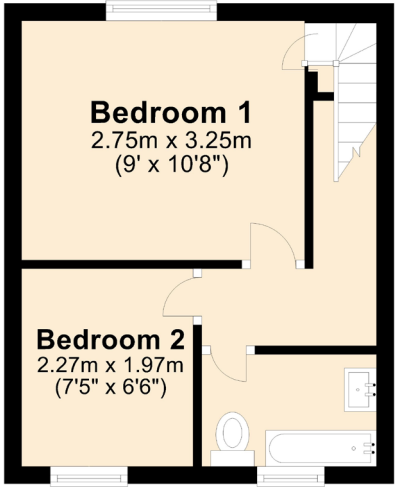
Approx. 21.9 sq. metres (235.8 sq. feet)



Area: approx. 42.9 sq. metres (462.1 sq. feet)

First Floor

Approx. 21.0 sq. metres (226.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has night storage heaters and double glazing.

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

TENURE
Leasehold. The current lease has approx. 81 years to run with a current ground rent of £500 per annum. The lease commenced on 31st January 2006 for a term of 99 years. Service charges are currently £1,429.84 per annum (paid quarterly). With 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' (verbal enquiry only).

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

£75,000

9 Molescroft Mews,
Drifffield Road,
Beverley



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

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Dee Atkinson & Harrison



9 Molescroft Mews, Driffield Road, Beverley, HU17 7LT

A rare opportunity to acquire a two bedroom house at this level of the market in Beverley. The property is held on a leasehold basis and forms part of a small development on the western side of Beverley in the highly regarded Molescroft village area. There is around 80 years remaining on the lease so it is likely to only be suitable for cash buyers. No forward chain, vacant possession and early viewing is essential.

This two bedroom town house is likely to represent an excellent opportunity to achieve a very healthy yield for an investment buyer. It may also suit a purchaser with cash to purchase a property who is not able or doesn't want to borrow to fund the balance of a purchase. The property is in very good condition and could be immediately occupied or let. With double glazing and night storage heaters it briefly comprises: a Living Room, fitted Dining Kitchen, First Floor Landing, a Double bedroom, Single Bedroom and a Bathroom. There is off street parking available on the grounds.

An excellent investment opportunity that may also appeal to an owner occupier. Early viewing is essential.



LOCATION

This Molescroft Mews building is located on the northern outskirts of Beverley at the junction of Driffield Road with Woodhall Way and benefits from quick access onto the town's by-pass roads leading to Hull, York, Driffield and the east coast. The town is renowned for its highly regarded schools, play parks and sporting facilities including golf and horse racing courses on the Westwood common pastures. It is a little over a mile into the town centre with its array of shops, cafe bars and restaurants. There are also bus and railway stations close-by.

ACCOMMODATION

Living Room

With windows to the front and side and a door to the front. Laminate style flooring, night storage heater and stairs to the first floor.

Dining Kitchen

A range of base and wall mounted units, oven and electric hob, two windows to the rear and a night storage heater.

First Floor Landing

Bedroom 1

A double bedroom with window to the front, a night storage heater and built-in cupboard.

Bedroom 2

A single bedroom with window to the rear and electric heater.

Bathroom

A modern white suite comprising panelled bath with electric shower over and swing shower screen, low flush WC and pedestal wash hand basin. Electric stainless steel towel rail and window to the rear.

OUTSIDE

The development sits on communal grounds and there is off street parking available on site.

