



22 Bishop Croft, Beverley, HU17 8JY

FOR SALE - £149,950

Haller Evans
Chartered Surveyors

No Chain / Close to town centre / First floor apartment / Two Double Bedrooms South Facing Rear Garden / Private garden area & Parking

The property is located on the junction of Bishops Croft and Albert Terrace in a superb central location being only a short stroll away from both the Westwood pastures and Beverley town centre with all its amenities to include an excellent range of shops, bars and restaurants. There is also a bus and train station within easy reach together with leisure facilities.

This well presented first floor 2-bedroom apartment would benefit from some modernisation, but has the benefit of gas central heating, UPVC double glazing, private parking, and a low maintenance south garden. Offering a front entrance hall at ground level with stairs leading to the first floor.

The first floor offers, inner hallway, good sized lounge, kitchen, two double bedrooms and a recently refurbished bathroom.

Entrance Hall	This ground level entrance hall comprises of a UPVC composite door with carpeted flooring leading up the stairs to the first-floor inner hallway.
Lounge	4.37m x 3.16m. Spacious lounge offers carpeted flooring, two front facing double glazed windows, radiator, and an electric feature fireplace. The lounge gives access to kitchen.
Kitchen	3.33m x 2.73m. With a range of wall and base units, laminate work surfaces, laminate flooring, stainless steel sink, space for an washing machine and oven with gas cooker point, side facing double glazed window, wall mounted boiler and UPVC back door. The kitchen also incorporates a pantry and separate storage cupboard.
Bedroom 1	3.35m x 3.26m. Master bedroom comprises of carpeted flooring, front facing double glazed window, radiator, and built in wardrobes.
Bedroom 2	2.75m x 3.33m. Double bedroom comprises of carpeted flooring, radiator, rear facing double glazed window and build in wardrobes.
Bathroom	1.96m x 2.14m. The bathroom has recently been modernised to a high standard and comprising of WC, towel radiator, rear facing double glazed obscure window, WHB vanity unit, bath with plumbed shower and glass screen, extraction fan, vinyl flooring and part tiled walls.
Outside	From the front of the property there is a shared driveway with the property next door, which runs through to the back of the property. The rear garden is well proportioned for a property of this type and partly fenced for privacy and has been re-seeded for the new owner.
Services	Mains gas, electricity, water and drainage are available.
Council Tax	We understand from Internet enquiry that the property is in Band B for Council Tax purposes. The Local Authority is East Riding of Yorkshire council.
EPC Rating	D - Click here for the full Report
Tenure	We understand that the property is available Freehold
Viewing	

For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

Market Appraisals

We offer Market Appraisals, as an independent company we have a strong interest in making sure you achieve a quick sale at market price. If you need advice on any aspect of buying or selling please do not hesitate to contact us. Thinking of selling or struggling to sell your house? Book your Market Appraisal now

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