

staniford grays



22 Delta .Mill Lane, Beverley, HU17 9AY

£110,000



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Beverley, HU17 9AY

- CENTRAL BEVERLEY LOCATION
- BAY WINDOW TO THE FRONT
- LARGE DOUBLE BEDROOM
- OPEN PLAN LIVING AREA
- VERY GOOD CONDITION
- INTERCOM SYSTEM

A spacious one bedroom apartment situated in a central Beverley location and presented in a very good condition.

Benefitting from an intercom system, a shared entrance lobby and stairwells, entrance hallway and open plan living space including bay window to the front and kitchen area. Large double bedroom, storage cupboard and modern fitted bathroom.



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ACCOMMODATION COMPRISES

ENTRANCE LOBBY

Accessed via an intercom system and stairwell. Maintained to a good standard.

ENTRANCE DOOR

Leads to entrance hallway with storage cupboard.

LIVING AREA

29'8 x 13'10 (9.04m x 4.22m)
Spacious living space with bay window to the front and electric heater.

KITCHEN AREA

Including wall and base units, rolled top work surfaces, halogen hob with extractor hood over and electric oven under, tiled splashbacks and integral fridge and freezer. Plumbing for a washing machine

BEDROOM

11'7 x 13'4 (3.53m x 4.06m)
Window to the rear and radiator.

BATHROOM

Has a panel bath with mans fed shower over and glass shower screen, low flush WC, pillared wash hand basin, heated towel rail set in a part tiled surround.

PARKING

With dedicated parking space.

**COUNCIL TAX:**

We understand the current Council Tax Band to be A

TENURE :

We understand the Tenure of the property to be Leasehold. We understand the Tenure of the property to be leasehold. Lease of 199 years from 1st April 2006. We believe the ground rent to be £180 per annum and the service charge is £139 per quarter.

SERVICES :

Mains water, electricity and drainage are connected.

MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverly Office Tel: (01482) 866304 and bevsales@stanfords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

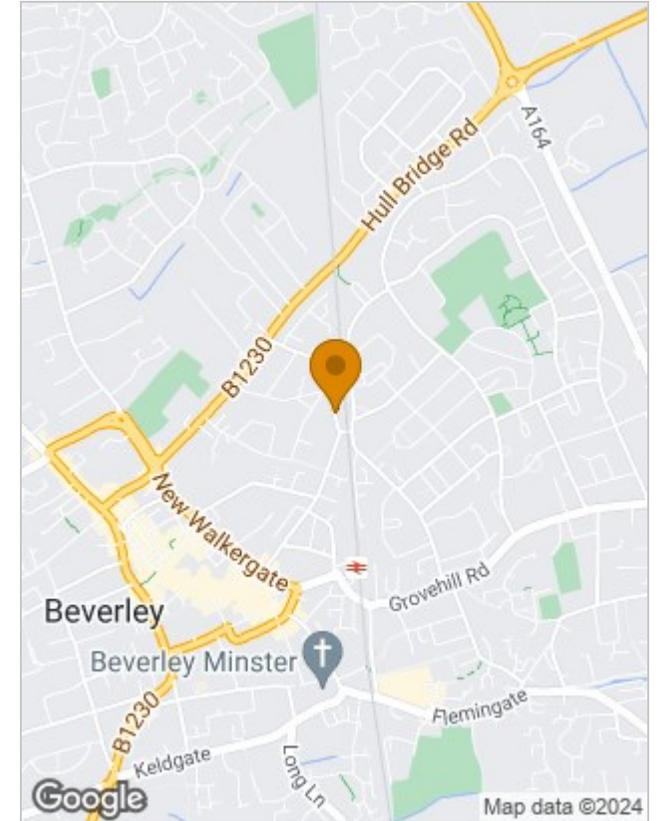
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



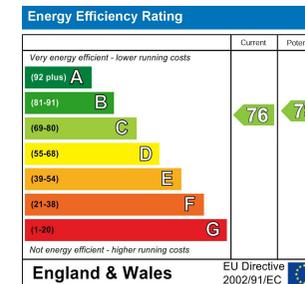
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.