

staniford
grays



9 Durham Mews, Butt Lane, Beverley, HU17 8NZ

£99,950





9 Durham Mews

Beverley, HU17 8NZ

- QUIET LOCATION
- NO ONWARD CHAIN
- FITTED KITCHEN
- VIEWINGS RECOMENDED
- OVER 55'S DEVELOPMENT
- LIVING ROOM
- FIRST FLOOR APARTMENT

A two bedroomed self contained apartment in this desirable low level development aimed at the over 55's. This property needs to be viewed to appreciate the quiet area it is situated in and its location close to the town centre. The leasehold apartment offers entrance hall, open plan lounge/ dining room, a fitted kitchen, two bedrooms, and shower room.



£99,950



ACCOMMODATION COMPRISES

ENTRANCE HALL

Stairs to first floor, window to the front, radiator.

FIRST FLOOR LANDING

Loft access, airing cupboard.

LIVING ROOM

Window to the front, radiator.

13'8 x 10'10 (4.17m x 3.30m)

FITTED KITCHEN

Wall and base units, roll topped work surface, tiled splashbacks, stainless steel sink with mixer tap, gas hob, electric oven under, plumbing for a washing machine, window to the rear.

7'8 x 6'1 (2.34m x 1.85m)

BEDROOM ONE

Built in wardrobe, storage cupboard, window to the front, radiator.

10'6 x 9'7 (3.20m x 2.92m)

BEDROOM TWO

Window to the rear, radiator.

9'6 x 6'7 (2.90m x 2.01m)

SHOWER ROOM

Has a shower stall with shower, low flush WC, pillared wash hand basin, chrome towel rail, window to the rear and all is set in a tiled surround.

EXTERNAL

The property comes with a useful external storage cupboard, To the rear are the shared gardens.

**COUNCIL TAX:**

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We understand the current Council Tax Band to be A

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Leasehold. The length of the lease is 99 years from 1989. There is an enforceable maintenance agreement. We understand the fees to be £60 per calendar month.

MORTGAGE CLAUSE :

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

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

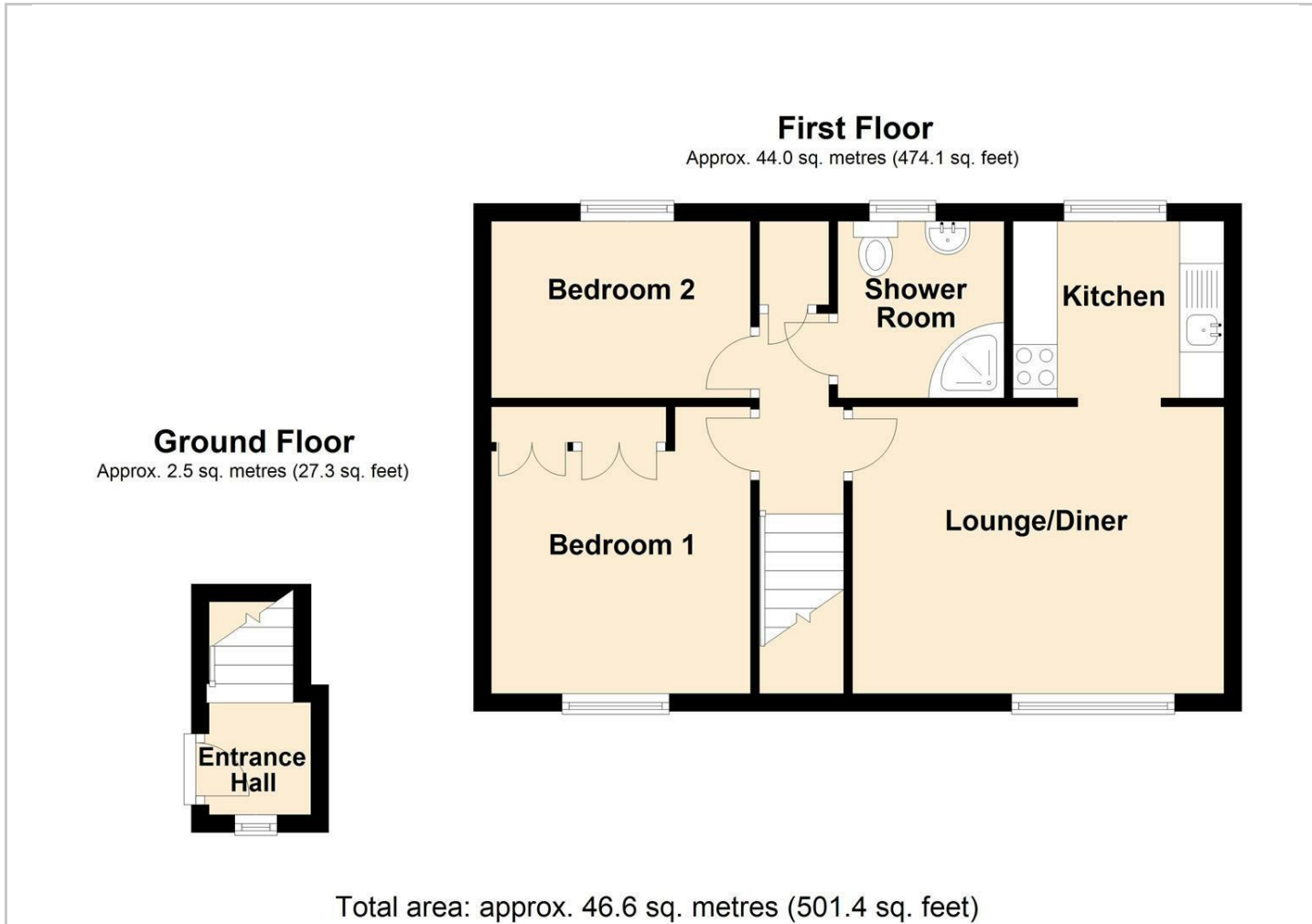
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



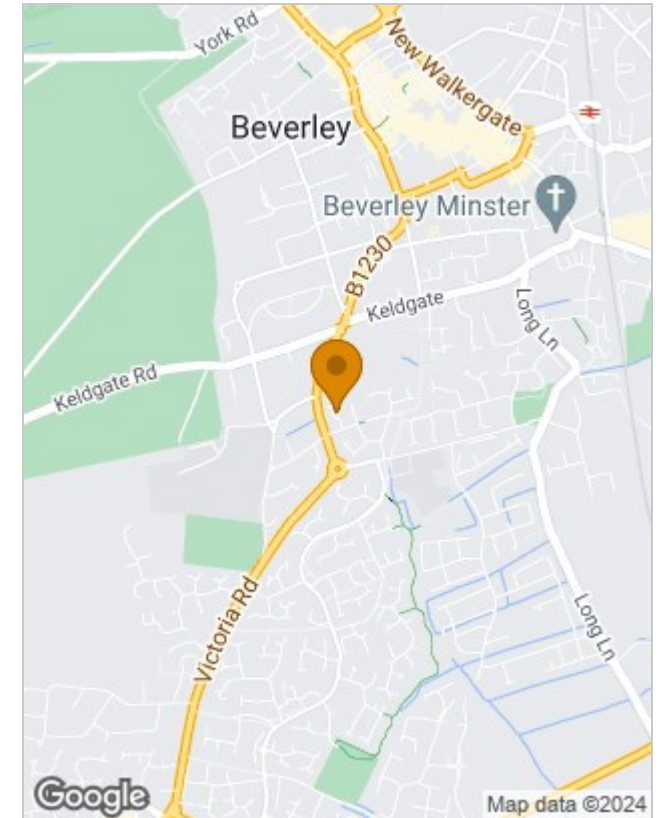
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

