



**118 Copandale Road, Beverley HU17 7BW**  
**£59,500**



- No onward chain
- First floor studio apartment
- Quiet and peaceful location
- Easy to maintain property
- Communal gardens
- Private parking in car park
- Superb investor/starter home
- Council tax band A
- EPC rating E

A first floor and relatively spacious studio apartment in the superb Molescroft area of Beverley. Offered to the market with no onward chain, this easy to maintain, light and bright apartment represents a great starter home or investment property.

With extensive off-street parking and surrounded by communal gardens, viewing is highly recommended.

#### LOCATION

The property is located on the crescent which forms Copandale Road in the highly regarded Molescroft area of Beverley. Situated in this peaceful and leafy location and built around the 1970s with low density housing surrounding attractive amenity land, the property represents a "safe" location for anyone wishing to start on the property ladder in Beverley.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### COMMUNAL ENTRANCE HALL

Accessed through a uPVC glass panelled front door at ground floor level. Stairs lead up to the three first floor apartments.

##### FIRST FLOOR

A timber front door with security spyhole leads into the entrance hall and there is an external store.

##### ENTRANCE HALL

5'5 x 2'9 (1.65m x 0.84m)  
With a large storage cupboard.

##### LIVING / DINING / BEDROOM

14'5 x 10'3 (4.39m x 3.12m)  
A well-proportioned room which allows flexibility of layout and with a wide picture window to the south aspect of the property which creates a light and bright atmosphere. A cupboard houses the hot water tank with immersion heater.

##### KITCHEN

9' x 5'3 (2.74m x 1.60m)  
A range of wall and base storage units with beech effect fronts, laminate worksurfaces and grey ceramic tiled splashbacks. Stainless steel sink and drainer, slide-out space for electric oven and hob, space for washing machine and fridge freezer. High level window to the side aspect.

##### BATHROOM

6'5 x 5'6 (1.96m x 1.68m)  
Three piece sanitary suite comprising pedestal wash basin, low level WC and panelled bath with electric shower over. Partially tiled walls and high level window to the side elevation.

##### OUTSIDE

The property is surrounded by communal gardens which are maintained under the lease agreement.

To the rear is a large private car park with extensive parking for the sole use of the apartment blocks.

##### SERVICES

Mains water, drainage and electric are available or connected to the property.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

The property is leasehold. The lease term is 999 years from 10th August 1983. The current management charge is £97 per month which includes buildings insurance and maintenance of the communal gardens and communal areas. Ground rent is £25 per annum and the property management company is Garness Jones (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

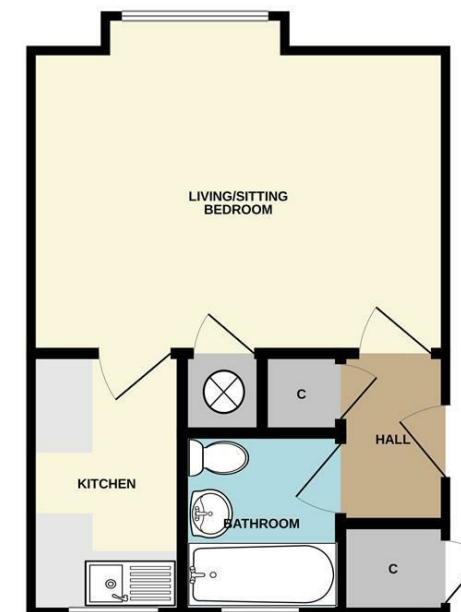
##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally

based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

FIRST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 02/04