



QUICK & CLARKE
The Property Specialists

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2 George Odey Court, Beverley HU17 8HX
Guide Price £125,000

- Purpose built apartment
- Outstanding location
- Close to town centre
- Short walk to Beverley Minster
- First floor
- Two bedrooms
- Living room, kitchen and bathroom
- Car parking
- Council Tax band B
- EPC rating C

A purpose built first floor two bedroom apartment located very close to Beverley town centre and only a short walk from the beautiful historic Minster. The property is located at first floor level and extends to approximately 465 square feet, having living room with kitchen, two bedrooms and bathroom, along with car parking externally.

The property is in need of a minor degree of refurbishment, but will provide an outstanding first time buy, or investment opportunity.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

ACCOMMODATION COMPRISES

PRIVATE ENTRANCE HALL

A private entrance hall leading to First Floor;

FIRST FLOOR

LIVING ROOM

12'10" x 10" (3.91m x 3.05m)

Timber fireplace with marble effect inset hearth gas fire (not connected), sealed unit double glazed windows to two elevations, laminate floor and radiator.

KITCHEN

9' x 8'8" narrowing to 5'4" (2.74m x 2.64m narrowing to 1.63m)

Base and eye level units with quartz effect work surfaces incorporating a gas hob with electric oven and single drainer sink unit, sealed unit double glazed windows and radiator.

BEDROOM 1

10" x 9'10" (3.05m x 3.00m)

Built in cupboard, sealed unit double glazed window and radiator.

BEDROOM 2

9'6" x 8' (2.90m x 2.44m)

Over stairs cupboard housing gas central heating boiler, sealed unit double glazed window and radiator.

BATHROOM

6' x 5'6" (1.83m x 1.68m)

Panel bath with wash basin and low level WC, tiled floor and walls along with radiator.

OUTSIDE

Car parking space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold on a 999 year lease from 1st January 1996. The property is overseen by Pure Block Management and the current ground rent is £55.00 per annum and the current service charge is £65.00 per month. Pure Block Management are responsible for the upkeep of the exterior of the building and grounds including window cleaner, gardener, painting of the exterior windows and doors and general maintenance. They also insure the building but not the contents (this will be confirmed by the vendor's solicitor).

VIEWING

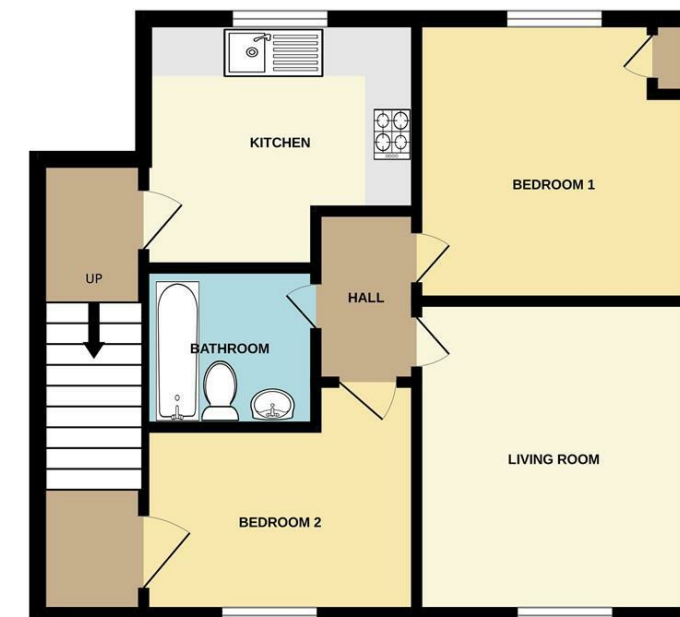
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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

GROUND 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 by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CD024