



Grovehill Road, Beverley

Guide Price £95,000

WIGWAM

- Immediate 'exchange of contracts' available
- Being sold via Secure Sale
- Walking distance from Beverley Train Station and Flemingate shopping centre
- First floor apartment
- Allocated parking space for 1 vehicle
- Energy performance rating C

Being Sold via Secure Sale online bidding via Pattinsons. Terms & Conditions apply. Starting Bid £95,000.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Situated in a desirable central location within walking distance of the Beverley train station and Flemingate Shopping Centre, this well presented first-floor 2 bedroom apartment offers convenience and style. The open floor plan seamlessly connects the living and dining areas, creating a welcoming space.

The property also benefits from an allocated parking space for 1 vehicle offering.

With an estimated market rent value of £675 pcm, this property can offer a gross yield of 8.53%.

Council Tax band: B

Tenure: Leasehold - 199 years from 01/04/2006

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Lounge

13' 9" x 11' 10" (4.20m x 3.60m)

With carpet, radiator and small window.

Kitchen

10' 6" x 7' 11" (3.20m x 2.42m)

With laminate flooring, integrated oven, induction hob and extractor fan. Kitchen wall and base units with worktops, sink and tap and window.

Bedroom 1

11' 3" x 6' 0" (3.42m x 1.83m)

With carpet, radiator and window.

Bedroom 2

11' 2" x 9' 6" (3.40m x 2.90m)

With carpet, radiator and window.

Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

With laminate flooring, bath with wall mounted shower head and glass screen panel, toilet, a pedestal sink and tap, towel radiator.

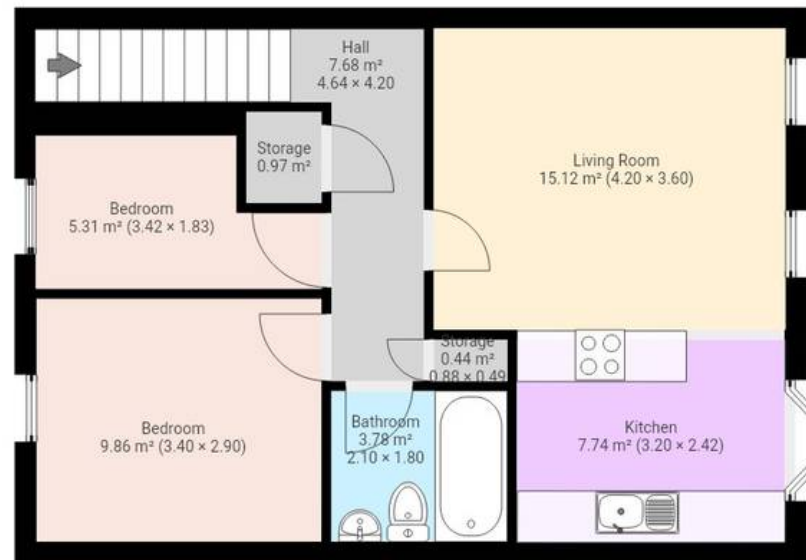
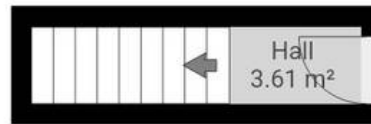
Allocated parking

1 Parking Space

Allocated parking for the property.







This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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