



29 Goulding Court, Beverley, East Yorkshire, HU17 9FE

- Second Floor Flat
- Located Opposite Tesco Supermarket
- Flat Entrance with Cylinder Cupboard off
- Shower Room
- Leasehold
- Age Occupancy Restrictions
- Communal Entrance with Lift Access to the Upper Floors
- Lounge with access to the Kitchen
- Electric Heating and Double Glazing
- No Forward Chain

Offers In The Region Of £135,000



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One bedroom second floor flat, located in this purpose built building with similar properties. Ideally placed for access to Beverley town centre and a host of local amenities and facilities. Communal access leads into the main entrance area, lift access to the upper floor flats. The flat itself has an entrance area, lounge with kitchen off, bedroom and a shower room. Electric heating and double glazing. Leasehold with an age occupancy restriction. Viewing via Leonards please.

Location

Located off Morton Lane, the property is located within a short commute of Beverley town centre. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Communal Entrance

Ground floor communal entrance with access to the residents facilities and lift access to the upper floor flats.

Flat Entrance

Main entrance door, store cupboard and access to rooms off.

Cylinder Cupboard

6'5" x 3'5" (1.956m x 1.046m)
With cylinder and shelf.

Lounge

10'10" x 19'2" max sizes (3.321m x 5.858m max sizes)

French doors to the Juliet Balcony which overlooks Morton Lane, fire surround with electric fire and access into the kitchen off.

Kitchen

7'7" x 7'1" (2.312m x 2.162m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven and hob with hood over. Space for under counter fridge. Part tiled walls, electric fan heater and window overlooking Morton Lane.

Bedroom

8'11" narrows to 5'0" x 17'5" narrows to 12'6" (2.739m narrows to 1.543m x 5.322m narrows to 3.832)

Window overlooking Morton Lane, electric heater and built in cupboard/wardrobe with mirror fronted folding doors.

Shower Room

5'7" x 6'10" (1.709m x 2.099m)

Suite of shower cubicle, wash hand basin and WC. Tiling to the walls, towel rail heater and electric fan heater.

Outside

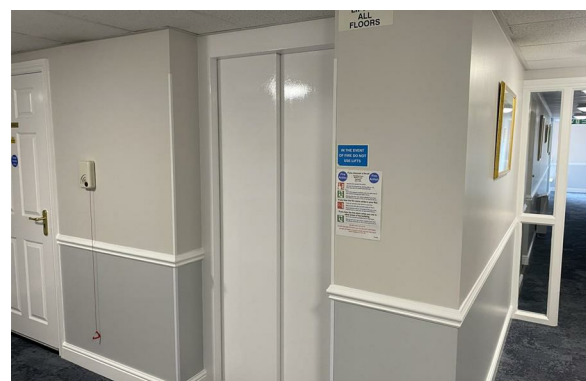
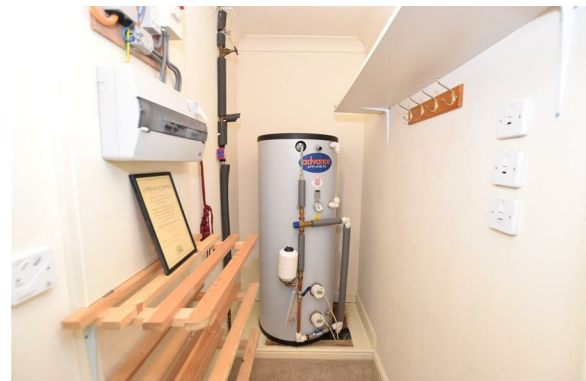
Communal gardens. Parking is on a first come first serve basis.

Energy Performance Certificate

The current energy rating on the property is (B) 85

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number BEV205073029. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure and Charges

The tenure of this property is Leasehold. Term of lease is 125 years from 1st April 2004.

Current charges:

Yearly rent is £395 payable paid in two every 6 months.

The service charge is £169.98 per month and includes the following services:-

- a. Careline
- b. Main building cleaning
- c. Buildings insurance
- d. Contents insurance in respect of contents for the communal areas
- e. Electricity / water costs for the communal areas
- f. Warden Call service and maintenance
- g. General Repairs and Maintenance
- h. Gardening
- i. Cleaning and Waste Management.

Age Occupancy

If it is a sole occupant the occupier must be 60+ if it is a couple one may be 55+ but the other must be 60+.

Viewings

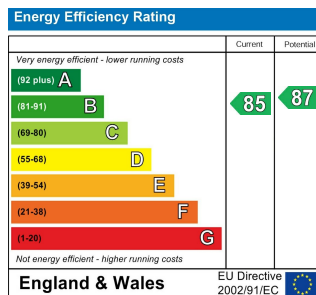
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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