

Platform 17 Grovehill Road, Beverley HU17 0DS



welcome to

Platform 17 Grovehill Road, Beverley

Ground floor apartment in a central town location to be sold with existing tenant in situ.













Lounge/Open Plan Kitchen

20' 4" x 13' narrowing to 9' 3" (6.20m x 3.96m narrowing to 2.82m)

Accessed via a double glazed entrance door with a double glazed bay window to the front aspect and radiator. The kitchen area has a further double glazed window to the front aspect, range of base and wall units with contrasting worksurfaces and stainless steel sink unit. Electric oven, electric hob with hood over, integrated fridge, automatic washing machine and dishwasher.

Inner Hallway

With walk-in storage cupboard with a gas central heating boiler.

Bedroom One

11' 5" x 9' (3.48m x 2.74m) With a double glazed window to the rear aspect and radiator.

Bedroom Two

11' 5" x 6' 2" (3.48m x 1.88m) With a double glazed window to the rear aspect and radiator.

Bathroom

With part tiled walls, extractor fan, panelled bath with shower fitments over, heated towel radiator, pedestal wash hand basin and wc.

Outside

There are communal garden areas within which is an allocated parking space.





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Platform 17 Grovehill Road, Beverley

- Ground floor self contained apartment
- Central location
- Attractive development adjoining the railway station
- To be sold with tenant in situ.
- Council Tax Band B

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



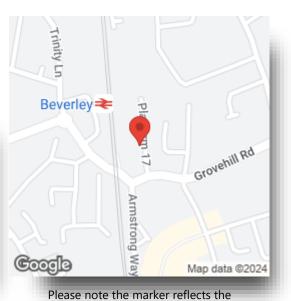


directions to this property:

01482 880488.

See below map of property location. For further information on

the local area please contact the Residential Sales Team on



postcode not the actual property

The Property Ombudsman

Property Ref: BEV106427 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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