



29 Butt Lane, Beverley, HU17 8NG

Welcome to

29 Butt Lane, Beverley

A well-appointed and modern apartment set within an attractive and desirable location.



Ground Floor Entrance Hall

Access to the apartment is via a private ground-floor entrance hall, with double glazed door and window to the front aspect. Stairs to the first floor with stair lift provided.

Landing

Airing cupboard off and loft access.

Lounge

13' 7" max x 11' max (4.14m max x 3.35m max)

Double glazed window to the south-facing front aspect. Features an electric fire, twin radiators, and a curved ceiling.

Kitchen

7' 9" max x 6' 1" max (2.36m max x 1.85m max)

Double glazed window to the rear aspect. The kitchen boasts a range of modern high-gloss fronted base and wall storage units with work surfacing incorporating a stainless steel sink, with tile splashback. Plumbing for automatic washing machine and dishwasher, and an induction electric twin hob.

Bedroom 1

10' 8" max x 9' 6" max (3.25m max x 2.90m max)

Measurements including built-in wardrobes. Double glazed window to the front aspect. Bed-head recess area with storage cupboards over. Radiator and curved ceiling.

Bedroom 2

9' max x 6' 8" max (2.74m max x 2.03m max)

Double glazed window to the rear aspect. Radiator and curved ceiling.

Wetroom

The wetroom features a double glazed window to the rear aspect, a heated towel radiator, walk-in shower enclosure area, pedestal handwash basin and W/C. Extractor fan.

Outside

To the rear of the apartment is a communal garden

area which is enclosed by fencing and features attractive gravelled and paved finishing.

Parking

The apartment has off-street parking within the vicinity on a first-come first-served basis.

Agent's Note:

Please note this property has a lease with less than 80 years remaining and the purchaser must be 55 years and over only.



view this property online williamhbrown.co.uk/Property/BEV106777



Welcome to

29 Butt Lane, Beverley

- Two-bedroom apartment in desirable location
- Communal garden and off-street parking
- COUNCIL TAX BAND A
-
-

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£105,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/BEV106777



Property Ref:
BEV106777 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williambrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williambrown.co.uk