

staniford
grays

Delta Mill Lane, Beverley, HU17 9AY

£99,950





Delta Mill Lane

Beverley, HU17 9AY

- PRIVATE GATED PARKING
- DOUBLE BEDROOM
- ONLY A SHORT WALK INTO BEVERLEY
- OPEN PLAN LOUNGE KITCHEN
- OCCASIONAL SECOND BEDROOM/DRESSING ROOM
- PURPOSE BUILT WARM AND SUNNY APARTMENT

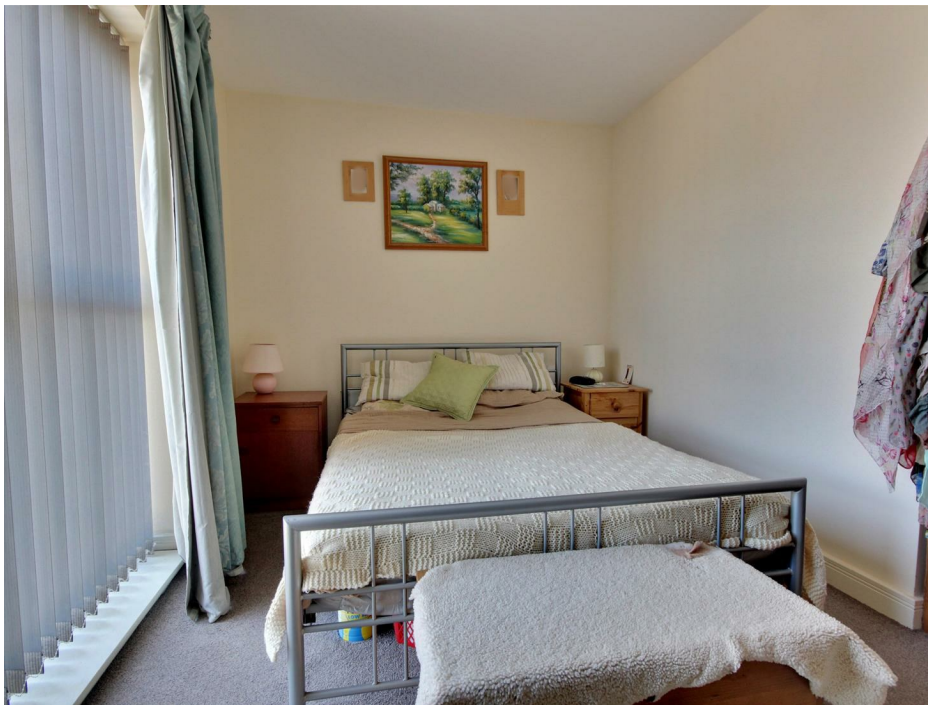
Located just a short walk from Beverley town centre, this purpose built one bedroom apartment with an occasional second bedroom/dressing room offers a bright, low maintenance home ideal for first time buyers, investors or those look to downsize.

The apartment enjoys first floor accommodation, with a sunny and warm feel throughout, thanks to a lovely open plan lounge/kitchen that forms the heart of the home. The kitchen comes well equipped with an integrated hob, oven and washing machine, keeping defined spaces. The double bedroom is similarly bright and sunny, while a versatile occasional second bedroom/dressing room adds flexibility, perfect as a home office, nursery or dressing room, depending on your needs. The bathroom is centrally positioned in the apartment, catering for all rooms.

A real practical benefit of this property is its private gated parking, a valuable and sought after feature for apartment living.

Set only a short walk into Beverley, residents benefit from close proximity to the train station and a range of local amenities, alongside easy access into the town centre itself with its shops, cafes, and historic charm.

A bright, flexible and beautifully positioned apartment offering the best of low maintenance town living with the added bonus of private parking.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 14'1"x 3'5" and 12'2" x 3'5" (4.30mx 1.05m and 3.71m x 1.05m)
Wooden entrance door with chrome handles, pendant light fitting and a carpeted floor.

BATHROOM 7'1" x 6'3" (2.17m x 1.93m)
Wooden door with chrome handles, vinyl floor, central ceiling light, extractor fan, towel rail, bath with mixer tap and mixer shower, low flush WC, pedestal wash hand basin with mixer tap and splash back tiling.

BEDROOM ONE 15'9" x 12'5" (4.82m x 3.81m)
Wooden door with chrome handles, carpeted floor, pendent light fitting, front aspect uPVC double glazed window and an airing cupboard.

OCCASIONAL BEDROOM 10'0" x 6'8" (3.07m x 2.04m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window.

LOUNGE/KITCHEN 20'6" x 11'8" (6.27m x 3.58m)
Wooden door with chrome handles, carpeted floor, vinyl floor, two pendant light fittings, drainer sink with mixer taps, splash back tiling, under counter fridge, integrated washing machine, space for a slim dishwasher, integrated four ring electric hob with extractor over and an electric oven.

SINGLE PARKING BAY

COUNCIL TAX:

We understand the current Council Tax Band to be A



SERVICES :

Mains water, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Leasehold. The leasehold is 199 years starting from 01/04/2006

There is a quarterly service charge of £199.50 (£798 per annum). The Ground rent is £95.27 payable every 6 months

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

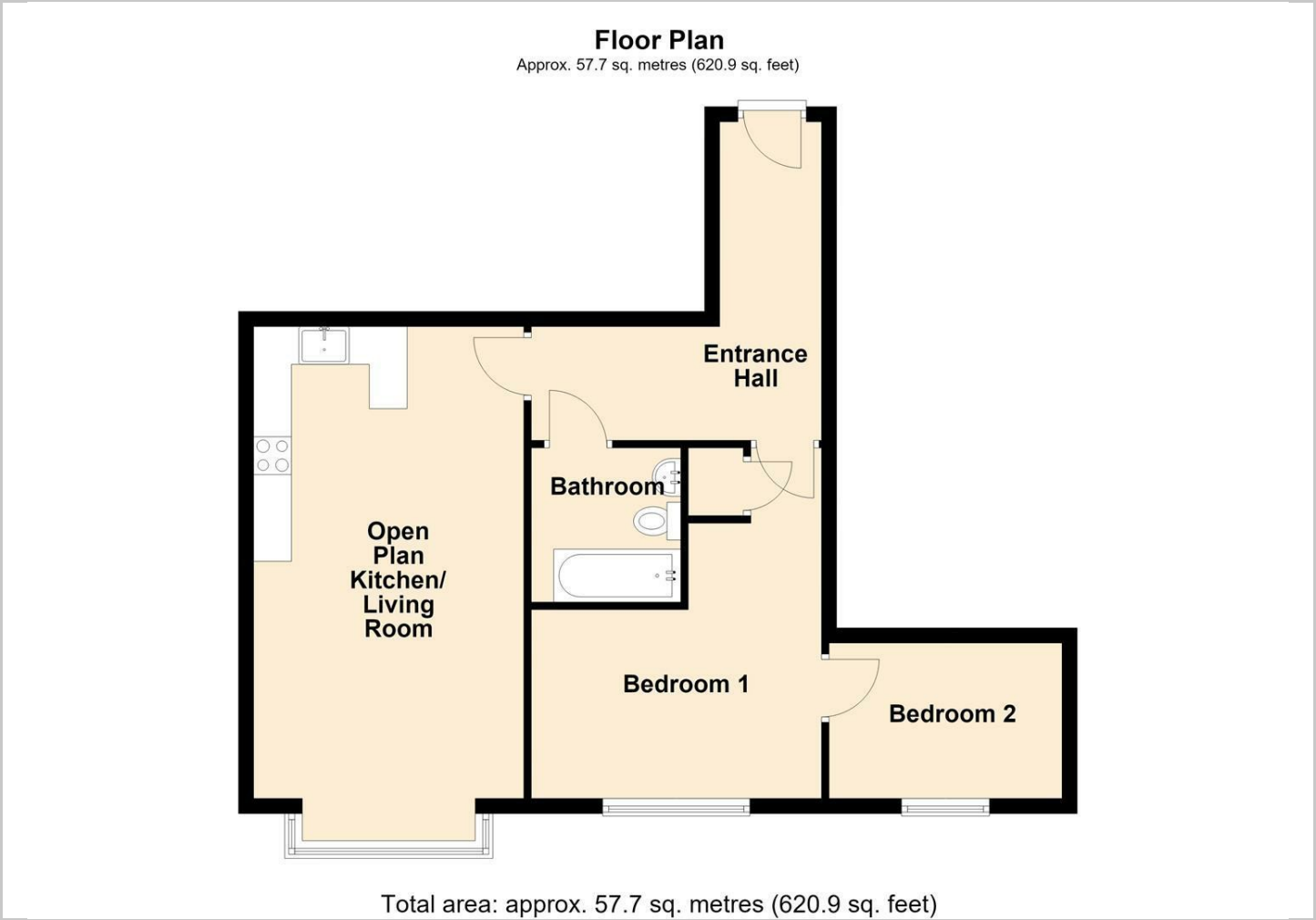
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



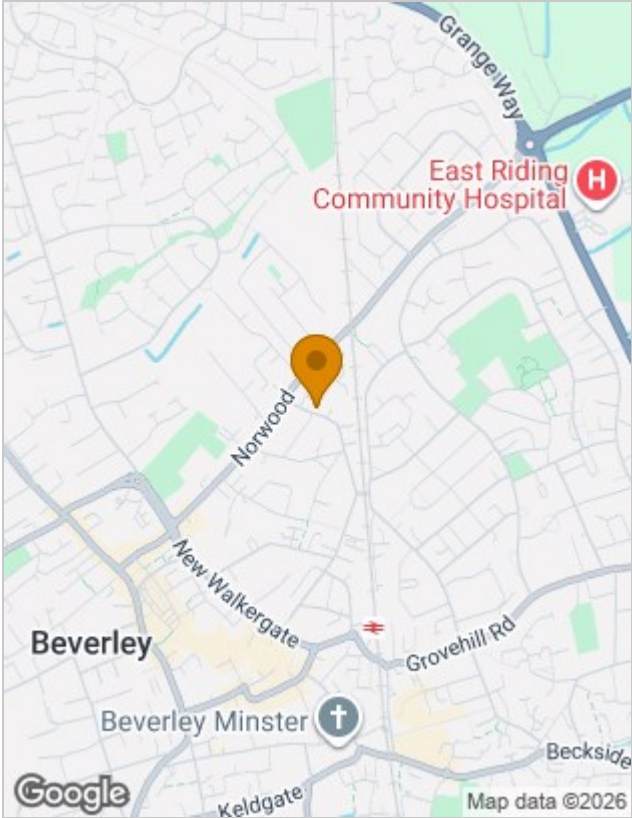
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

