

staniford
grays



Beehive House Keldgate Bar, Beverley, HU17 8AG

Offers Over £219,950





Beehive House Keldgate Bar

Beverley, HU17 8AG

- DELIGHTFUL PURPOSE BUILT TWO BEDROOM APARTMENT
- PRIVATE PARKING
- FIRST FLOOR POSITION
- SPACIOUS LOUNGE DINER
- CLOSE TO BEVERLEY TOWN CENTRE
- IDEAL FOR INVESTORS

A superb two bedroom first floor apartment set in a purpose built block of just six.

Positioned on the first floor of a well maintained purpose built development, this delightful two bedroom apartment offers an excellent opportunity for buyers seeking comfort, convenience, and easy access to Beverley's vibrant town centre.

The property offers a spacious and light filled lounge diner, providing the perfect setting for both relaxing and entertaining. The layout is well proportioned throughout, with two double bedrooms offering flexibility for a variety of needs, whether that be a guest room, home office, or additional living space.

One of the standout features is its highly desirable location, just a short and easy walk into Beverley town centre, where a fantastic range of shops, restaurants and amenities can be enjoyed.

Externally, the apartment benefits from private parking, adding to the overall practicality and appeal.

A superb option for first time buyers, downsizers or investors alike, this well presented apartment combines space, location and convenience in equal measure.

Get in touch and book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'1" x 4'0" (1.26m x 1.23m)
Wooden entrance door with chrome handles, laminate floor, central ceiling light and a storage cupboard.

ENTRANCE HALL 18'1" x 4'5" (5.52m x 1.35m)
Laminate floor, two chrome ceiling lights, storage cupboard and a loft hatch.

BEDROOM ONE 11'4" x 9'7" (3.47m x 2.93m)
Wooden door with chrome handles, carpeted floor, chrome central ceiling light, side aspect wooden double glazed window and fitted furniture.

BEDROOM TWO 11'1" x 11'0" (3.39m x 3.36m)
Wooden door with chrome handles, carpeted floor, central ceiling light, side aspect wooden double glazed window and fitted furniture.

BATHROOM 8'8" x 6'2" (2.66m x 1.89m)
Wooden door with chrome handles, tiled floor, side aspect wooden double glazed window, ceiling spotlights, P-shaped bath with mixer shower, splash back tiling, low flush WC, vanity unit with wash hand basin and mixer tap and a chrome towel radiator.

LOUNGE / DINER 17'8" x 12'4" (5.41m x 3.78m)
Wooden door with chrome handles, laminate floor, chrome central ceiling light, two rear aspect wooden double glazed windows and one side aspect wooden double glazed window.

KITCHEN 13'6" x 8'7" (4.13m x 2.64m)
Tiled floor, side aspect wooden double glazed window, integrated NEFF appliances, fridge freezer, four ring gas hob, electric oven, dishwasher, washing machine, separate dryer and microwave. Stainless steel drainer sink with mixer tap, splash back tiling and a range wall and base units.



AGENTS NOTE

This property has an allocated private parking space at the back of the building between the shed and the hedge on your right.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Leasehold - Lease from 13th July 2009 for 999 years - Service Charges Annually are £1,116.96 approx. this includes garden maintenance, communal lighting, washing of the windows outside the property and building insurance but not contents

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

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.



Private Property - Residents Only

Floor Plans



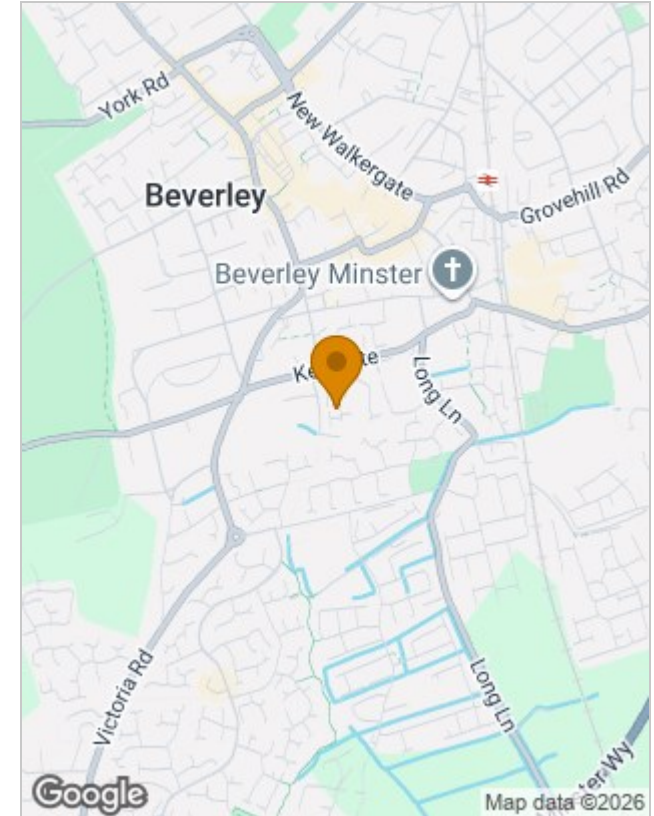
Viewing

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

