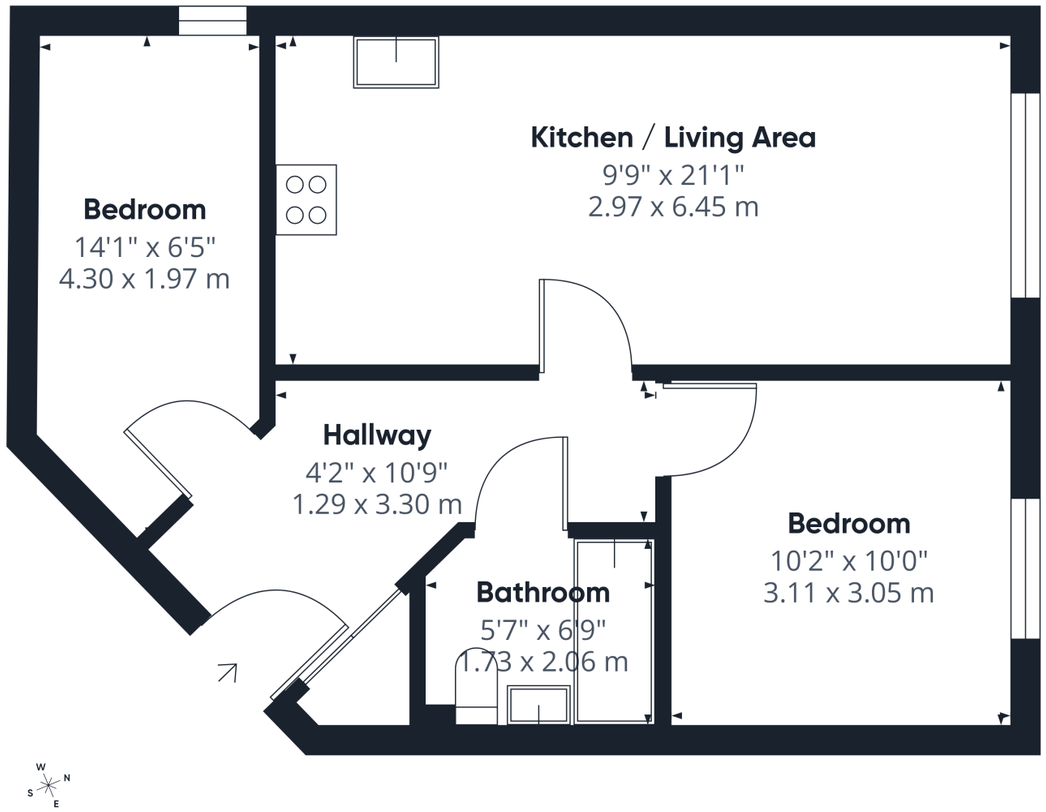


Approximate total area(1)

514 ft²

47.7 m²

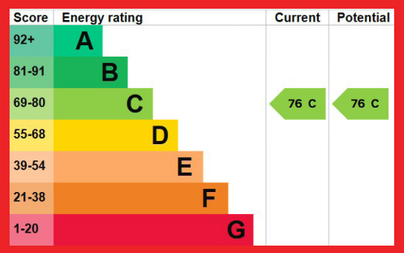
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Asking Price £119,950

Flat 4, Priestgate Lodge, 249 Grovehill Road Beverley, HU17 0JD



HEATING AND INSULATION
The property has an electric heating system and uPVC double glazing.

SERVICES
Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

TENURE
Leasehold. The property is held on a 199 year lease with 179 years remaining. The ground rent is £125 per annum and the service charge is £950 per annum. With vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

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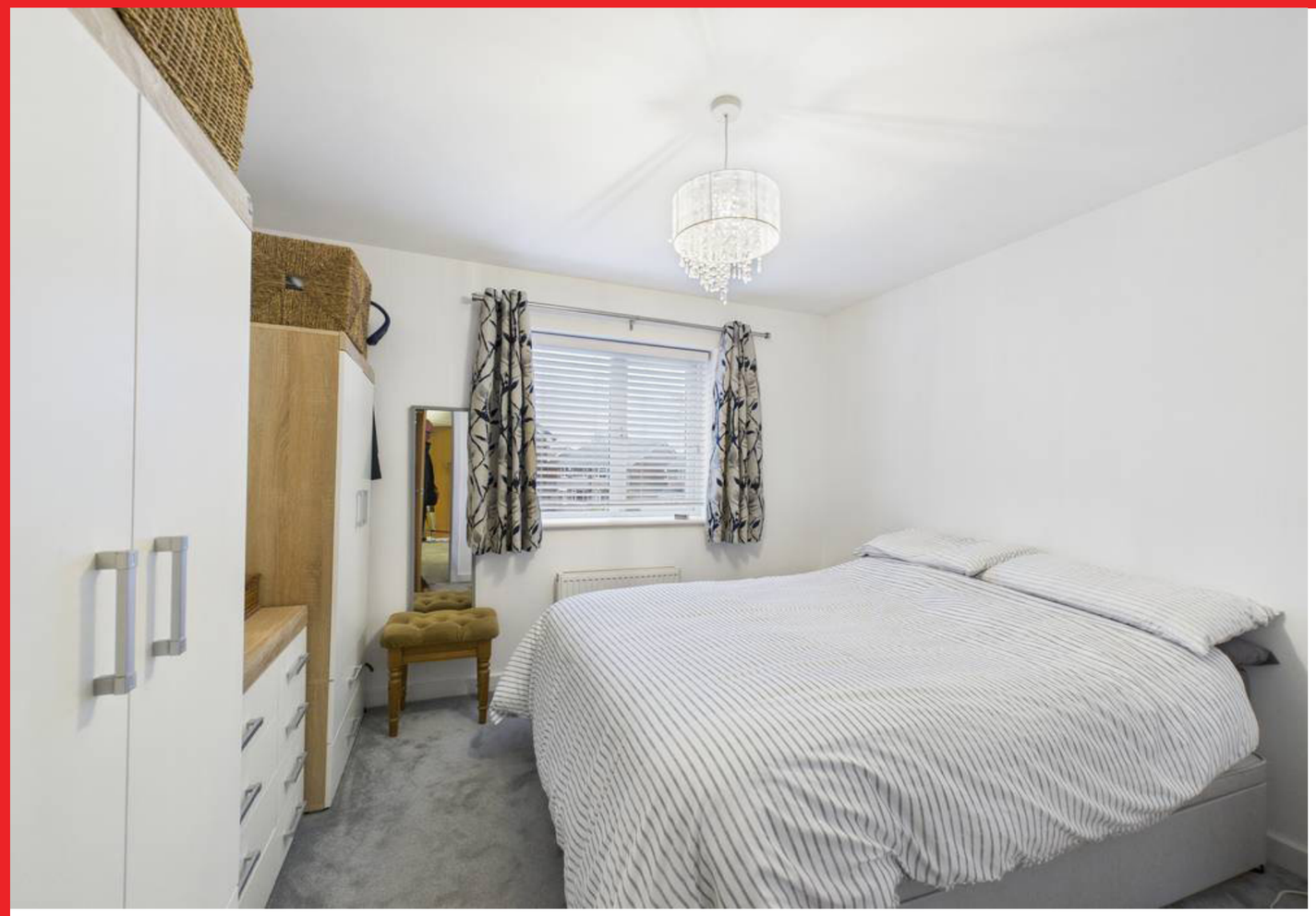


Flat 4, Priestgate Lodge, 249 Grovehill Road, Beverley, HU17 0JD

DESCRIPTION

A well presented two bedroom first floor apartment in this small modern development on the eastern side of Beverley. The property will appeal to a wide range of buyers from first time to investors and also downsizers. With an electric heating system and uPVC double glazing the property also benefits from off-street parking. A really lovely property that must be viewed to be fully appreciated.

LOCATION

The property is located on Grovehill Road on the eastern side of Beverley. There are a number of local shops on the other side of the road and an Aldi supermarket round the corner on Swinemoor Lane. Beverley is a sought after East Yorkshire market town with an excellent range of shops, restaurants, pubs and leisure amenities. The nearby A164 provides routes to Hull and the wider road network.

This delightful smaller apartment development was completed in the mid-noughties and is located in a well established residential area. The property is located on the first floor and towards the rear of the development, away from the hustle and bustle of Grovehill Road. It is an appealing size and layout with a spacious Entrance Hall, Living Room with an open plan fitted Kitchen, Double Bedroom, a decently sized Single Bedroom and a Bathroom. There is a parking area at the rear of the property.

A really lovely apartment in good condition that should be viewed to be fully appreciated. We do have a 360 degree tour available which will also provide a useful insight.

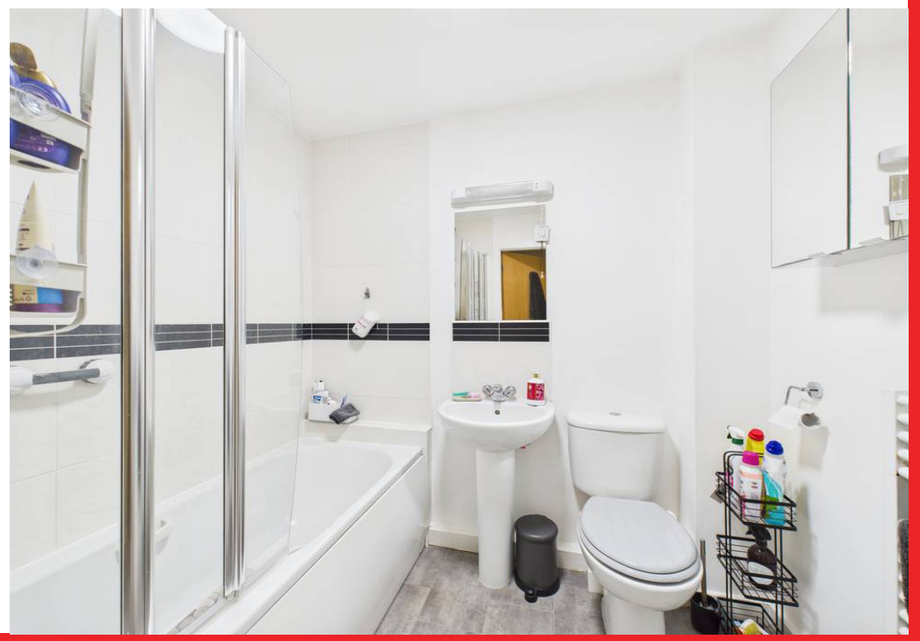
ACCOMMODATION

Entrance Hall - built-in cupboard.

Living Room - with a window to the rear and a Velux style window in the kitchen area. The open plan fitted kitchen has a stainless steel sink and drainer, electric hob and oven. Plumbing for automatic washing machine.

Bedroom 1 - a double bedroom with window to the rear.

Bedroom 2 - a decent sized single bedroom with Velux style window.

Bathroom - a three piece suite in white comprising a panelled bath with shower over, low flush WC and wash-hand basin.

Parking - there is a parking area to the rear of the development.