

**staniford**  
grays



5 Mallard Close, Copandale Road, Beverley, HU17 7QG

£62,950





# 5 Mallard Close

Beverley, HU17 7QG

- AFFORDABLE STUDIO APARTMENT
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- COMMUNAL GARDENS
- LOW RUNNING COSTS
- SHARE OF FREEHOLD
- NO ONWARD CHAIN AND IDEAL LOCK UP AND LEAVE
- FULLY REFURBISHED AND SMART PRESENTATION
- OFF STREET PARKING
- FIRST FLOOR
- COUNCIL TAX BAND A

AFFORDABLE AND COMPETITIVELY PRICED MOLESCROFT FIRST FLOOR APARTMENT (WITH SHARE OF FREEHOLD). SMARTLY APPOINTED AND WELL PRESENTED THROUGHOUT.

The opportunity available offers a unique purchase opportunity being suitable for investors and first-time buyers and rarely presented for sale within the building.

Discreetly positioned in a quiet cul-de-sac setting, being well positioned within reasonable walking distance to the historic town centre of Beverley and no onward chain.

A welcomed addition remains, the property comes with a share of the freehold and 999 year lease.

In summary the bright living space comprises; Communal Entrance Hallway, Entrance Hall, Studio Lounge with fold down bed and storage, open plan to Kitchen and dedicated Bathroom.

Private communal gardens and generous off-street parking exist within this small residential block of similarly styled apartments.



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## COMMUNAL ENTRANCE

Offering access to just 8 apartments, with return staircase leading to first floor level and apartment 5 itself. With dedicated entrance door and entrance lobby opening through to...

## MAIN STUDIO / LOUNGE AREA

14'7" x 9'10" (4.45 x 3.02)

Enjoying an elevated outlook with two uPVC double glazed windows to the immediate frontage and boasting good levels of natural daylight, wall mounted storage heater, suitably sized to accommodate dining table also, wall mounted divan style bed set into fitted cupboards. Being open plan through to...

## KITCHEN

9'7" x 7'1" (2.94 x 2.17)

Smartly appointed with a range of fitted wall and base units, contrasting work surfaces over, sink and drainer, electric hob with extractor canopy, low level oven, tiling to splashbacks, uPVC window to front outlook, space for further white goods.

## BATHROOM

5'8" x 6'3" (1.74 x 1.91)

Appointed with three piece white suite comprising of pedestal basin, low flush w.c, panelled bath with wall mounted showerhead and electric console over, tiling to splashbacks, soft cushioned flooring. Water tank for economy 7 heating also.

## OUTSIDE

Mallard Close remains conveniently positioned in a popular residential neighbourhood, within excellent proximity of the historic town centre of Beverley.

The property benefits from a head of cul-de-sac position, with pedestrian access to the front and vehicular access to the parking area offering dedicated provision for vehicles, gated access leads to a private and enclosed rear garden area being mainly laid to lawn grass, with rear access to the communal entrance hall also.

## AGENTS NOTE

The property has undergone a program of internal modernisation and offers immediate living within an affordable setting. The building also comes with the benefit of part ownership of the freehold, having been purchased around 6 years ago. Further details are available through the sole selling agent Staniford Grays. 999 year lease. Commencing on 01/01/1980.

## FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.



#### **SERVICES**

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'A'.

#### **TENURE**

We understand the Tenure of the property to be Leasehold (with share of Freehold) with Vacant Possession on Completion. 999 year lease. Commencing on 01/01/1980. A monthly management charge of £50 is levied for upkeep and maintenance of the communal areas, and is reviewed annually.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 866304

E-mail: bevsales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **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 home-buyers 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.

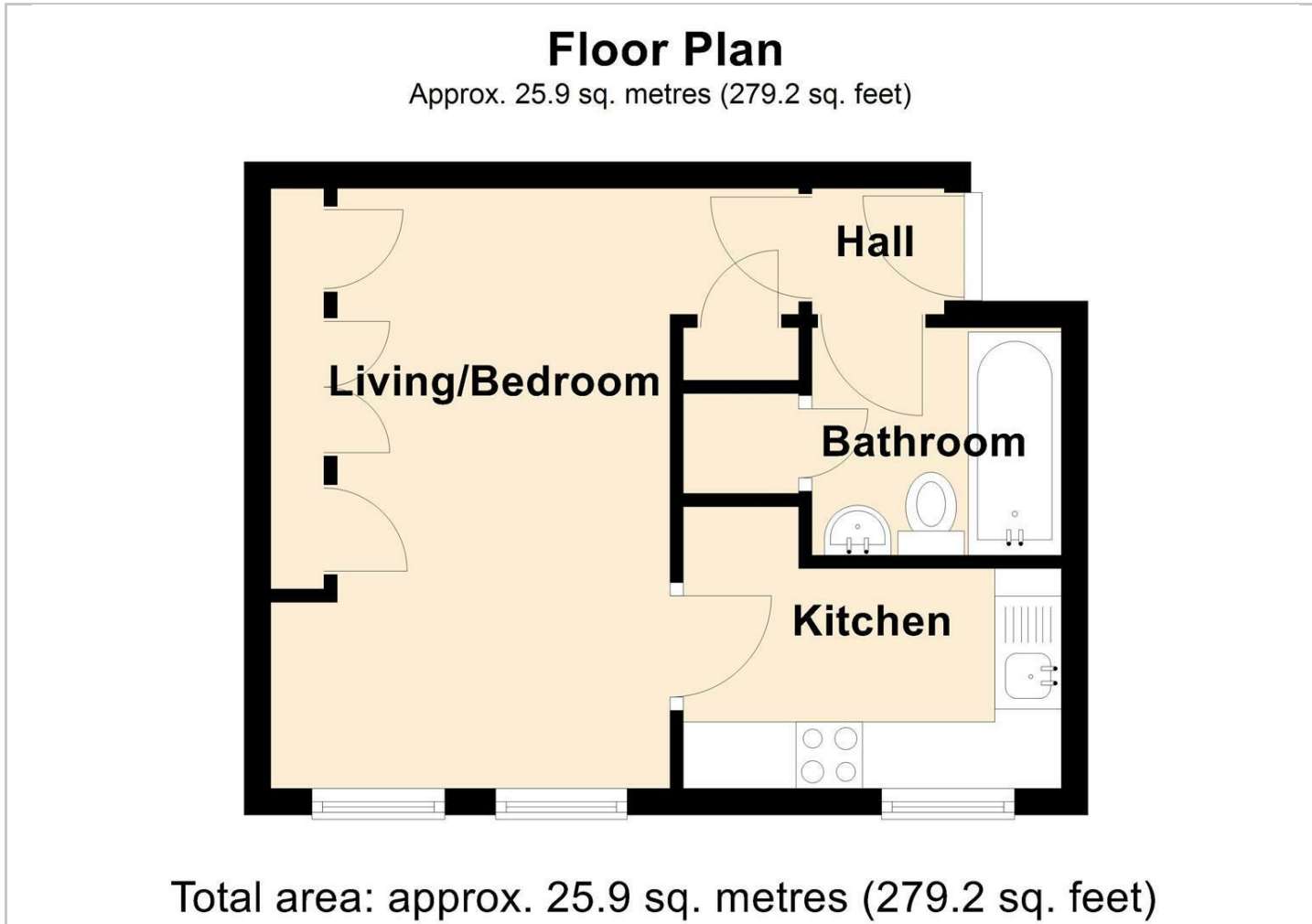
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

#### **FEES**

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



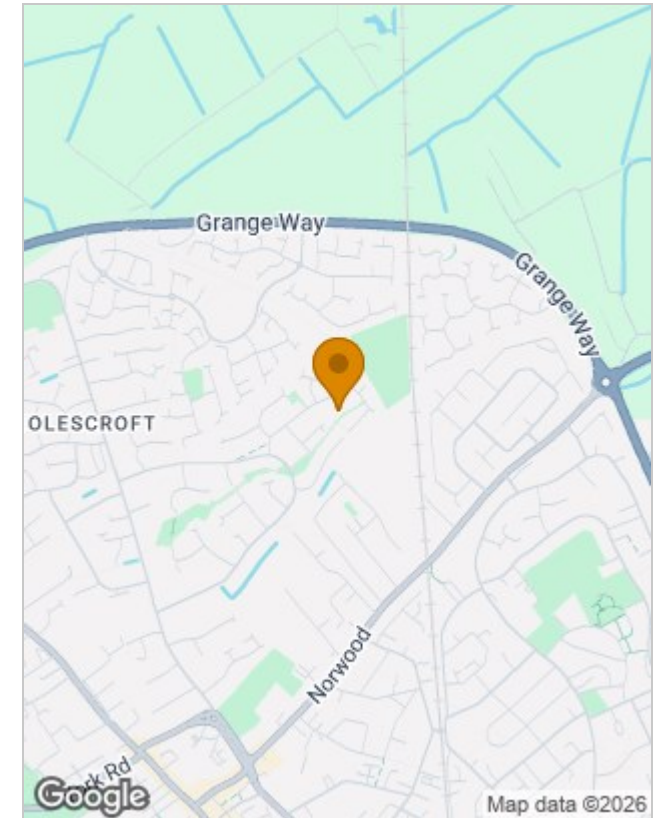
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

