

# staniford grays



9 Wilbert Place, Beverley, HU17 0FJ

Offers In The Region Of £137,950





# 9 Wilbert Place

Beverley, HU17 0FJ

- MODERN APARTMENT
- SECOND FLOOR LIVING
- 2 DOUBLE BEDROOMS
- NO ONWARD CHAIN
- CENTRAL BEVERLEY SETTING
- BRIGHT AND OPEN PLAN LAYOUT
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- PERMIT PARKING AVAILABLE TO NEARBY STREETS

CENTRAL BEVERLEY APARTMENT IN CONVENIENT COURTYARD SETTING.

Stanford Grays introduce to the market this modern, second floor apartment enjoying access off Wilbert Grove into a communal courtyard area.

Conveniently positioned a moment's walk from the historic town centre and in close proximity to all the lifestyle opportunities the immediate setting has to offer.

Forming part of a desirable and popular development of similar apartment style properties, the well maintained living space comprises; Ground Floor communal Entrance, Second Floor access; Inner Hallway to the bright Reception Lounge and open plan to Breakfast Kitchen, 2 Double Bedrooms and Bathroom.

On street permitted parking is available to surrounding streets.

IDEAL FOR INVESTORS AND FIRST TIME BUYERS LOOKING FOR A WELL SPECIFIED AND LOW MAINTENANCE OPPORTUNITY.



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## COMMUNAL ENTRANCE

With two dedicated accesses, one specifically to the private rear courtyard being accessed from Wilbert Terrace itself.

Accessed via the communal entrance to the ground floor with intercom entry system, with access provided to the second floor level via return staircase, leading to apartment entrance.

## ENTRANCE HALLWAY

With access provided to reception room, bedroom accommodation and bathroom.

## RECEPTION LOUNGE

13'11" x 13'0" (4.26 x 3.97)

Suitably sized to accommodate furniture suite, with good levels of natural daylight via window to the rear elevation, being open plan through to...

## BREAKFAST KITCHEN

9'5" x 8'4" (2.89m x 2.55m)

With fret style window to rear elevation, well appointed throughout with a range of fitted wall and base units, electric hob with extractor canopy over, low level oven, space for freestanding white goods including plumbing for washing machine, tiling to splashbacks, inset stainless steel sink and drainer, modern soft cushioned flooring, space for breakfast table to alternate room length.

## BEDROOM ONE

9'11" x 10'11" (3.03 x 3.35)

With fret style window to front elevation, of double bedroom proportions and space for freestanding bedroom furniture.

## BEDROOM TWO

7'8" x 7'4" (2.36 x 2.26)

With window to frontage, has potential to be a second bedroom or study.

## HOUSE BATHROOM

6'8" x 6'10" (2.04 x 2.10)

Neutrally appointed throughout with panelled bath, folding shower screen, wall mounted showerhead and console, low flush w.c, pedestal basin, tiling to splashback areas, soft cushioned flooring, extractor.



#### **OUTSIDE**

Conveniently positioned in central Beverley, offering a select development of apartments with the subject property benefiting from access to the private rear courtyard being hard landscaped throughout.

#### **AGENTS NOTE**

The subject dwelling comes ideally suited for first time buyers and investors, with tenant currently in situ; property can be available with vacant possession.

Service and management charge information: A Service Charge of £185.00 per quarter, no Ground Rent is levied, with a Lease Length of 999 years from 01.01.2004

#### **FIXTURES AND FITTINGS**

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

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band to be 'B'.

#### **TENURE**

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 866304

E-mail: bevsales@stanifords.com

#### **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.



No. 5  
MAYFIELD  
MAYFIELD

MAYFIELD  
2  
MAYFIELD

White electrical meter box

Black electrical meter box

## Floor Plans



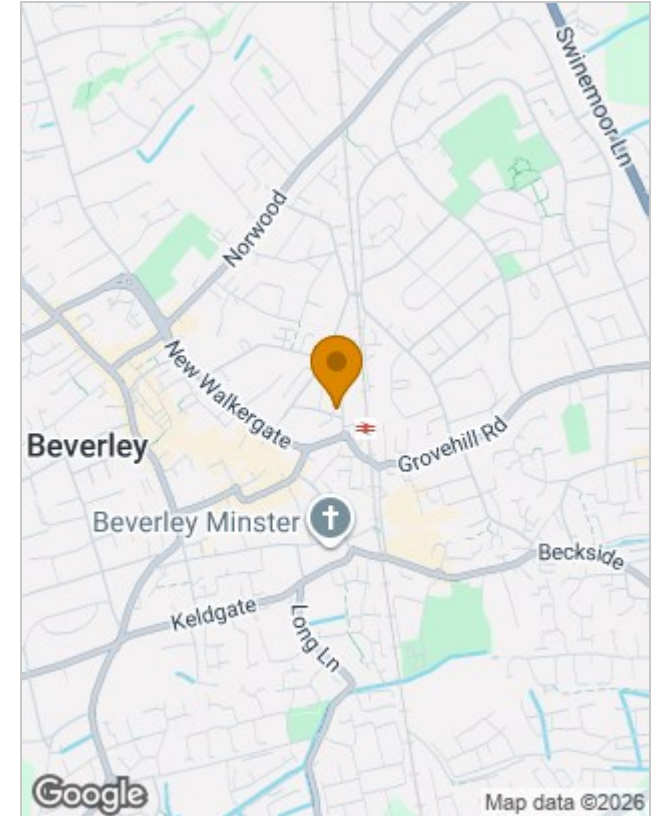
## Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	