staniford grays

82 All Hallows Road, Walkington, Beverley, HU17 8SJ

No Offers £79,950

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# 82 All Hallows Road

## Beverley, HU17 8SJ

No Offers £79,950

- NO ONWARD CHAIN
- PARKING SPACE
- OPEN VIEWS
- ONE BED APARTMENT
- QUIET CUL-DE-SAC LOCATION
- COMMUNAL GARDENS

NO CHAIN INVOLVED - IDEAL FOR THE FIRST TIME BUYER AND DOWNSIZERS.

This First Floor One Bedroom Self Contained Apartment presented throughout in immaculate decorative order.

Ground Floor Entrance gives access to First Floor Landing, serving numbers 80 and 82, 82 is situated at first floor and comprises Entrance Hall, Lounge, Kitchen, Fitted Double Bedroom and Bathroom. Economy 7 space and water heating is installed and the property has the benefit of double glazing. The first floor open aspect enjoys an unrivalled view over the village Church and communal gardens.

**ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**
Through a glazed wooden front door with a front aspect window and staircase approach to landing giving access to both apartments 80 and 82.

**ENTRANCE HALL**
Through a wooden front door with coving to the ceiling, loft hatch giving access to the boarded loft space with recent upgrades to the loft insulation.

**LOUNGE** 16'0 x 9'10 (4.88m x 3.00m)
The rear aspect lounge with a uPVC double glazed window overlooking the Church, TV aerial point, telephone point, coving to the ceiling and a central focal electric fireplace with tiled hearth and wooden mantle over.

**KITCHEN** 8'11 x 6'11 (2.72m x 2.11m)
With a front aspect uPVC double glazed window, a range of newly fitted wall and base kitchen units with complimentary rolled edge granite effect working tops, stainless steel sink and drainer with mixer tap, space for an under counter fridge, in-built electric double oven with hob and over extractor with stainless steel splash back. Newly fitted wood effect vinyl flooring and an extractor also.

**BEDROOM** 12'6 x 9'6 (3.81m x 2.90m)
Of a good proportion and easily capable of fitting a double bed with free standing furniture. With a rear aspect uPVC double glazed window, wall mounted storage heater and access to a storage cupboard.

**BATHROOM**
With a front aspect uPVC double glazed privacy window, modern three piece bathroom suite in white comprising of a dual flush w.c, pedestal wash hand basin with chrome mixer tap and panelled bath with over electric shower and glass screen. Fully tiled walls, mosaic style vinyl flooring and extractor fan.

**PARKING**
The apartment itself has the benefit of a dedicated parking bay directly in front of the property.

**COMMUNAL GARDENS**
Well manicured and pretty gardens circle the property with lawned areas and planted beds, which are maintained by the management company.

**COUNCIL TAX:**
We understand the current Council Tax Band to be A

**SERVICES :**
Mains water, gas, electricity and drainage are connected.

**TENURE :**
TENURE We understand the Tenure of the property to be Leasehold at the moment with a 99 year lease from 1986. There is a quarterly service fee of £247.53 payable to Pure Block Management. The lease term has now extended to 31st January 2141.

**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.

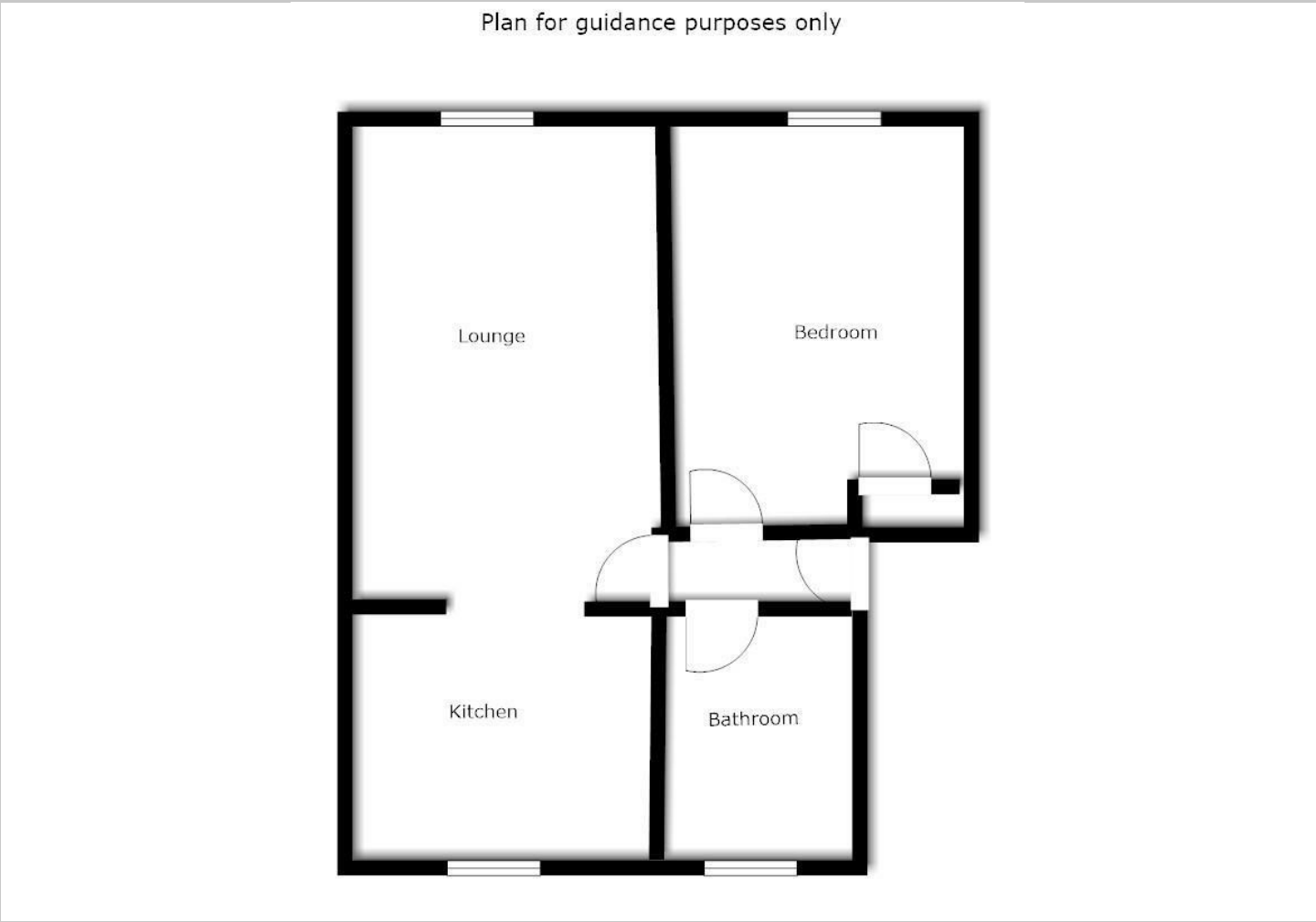
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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.

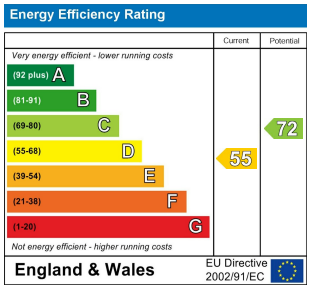
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

## Floor Plans




## Location Map

## Energy Performance Graph




## 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