staniford grays

13 Railway Street, Beverley, HU17 0DX

Offers Over £125,000

1 1 1 D

13 Railway Street

Beverley, HU17 0DX

Offers Over £125,000

- POSITIONED IN THE CENTRE OF BEVERLEY
- PART OF A LISTED BUILDING
- DOUBLE BEDROOM WITH ENSUITE
- LOUNGE
- ONE MINUTE BEVERLEY RAILWAY STATION
- PRIVATE ENTRANCE
- DINING KITCHEN

Railway Street, Town Centre Living, Right in the Heart of Beverley
For those seeking the very best of Beverley on their doorstep, this superb one bedroom ground floor apartment offers an effortlessly convenient lifestyle in one of East Yorkshire's most celebrated market towns. Discreetly located within a handsome period building and accessed via its own private side entrance, this is a home that combines character with a real sense of privacy.
Inside a good sized living room and a fitted dining kitchen both benefit from smart laminate flooring, giving the apartment a clean, contemporary feel that sits comfortably within its period surroundings. The kitchen is practical and well laid out, ideal whether you're cooking for one or entertaining a guest.
The double bedroom is a genuinely comfortable retreat, complete with its own ensuite, a touch of luxury that makes daily life that little bit easier. The period feature windows, fitted with secondary double glazing, bring in plenty of natural light while keeping things warm and quiet, a thoughtful detail in a town centre setting.
With Beverley train station literally moments away and the town's Wednesday Market, acclaimed restaurants, independent shops and the iconic Minster all within easy reach, the location is as good as it gets. Whether you're a commuter, a professional, or simply someone who wants to be at the centre of it all, this apartment works beautifully as a permanent residence or a sophisticated lock-up-and-leave bolt hole. A rare opportunity to own a piece of Beverley town centre — and enjoy everything that comes with it.

Get in touch, book your viewing today!

ACCOMMODATION COMPRISES

ENTRANCE HALL 12'0" x 3'11" (3.66m x 1.20m)
Wooden entrance door, laminate flooring and a brass pendant light fitting.

LOUNGE 13'10" x 11'0" (4.23m x 3.36m)
Wooden door with brass handles and glass panels, laminate floor, front aspect hardwood window with secondary glazing, fireplace with wooden mantle piece and surround.

DINING KITCHEN 13'11" x 7'6" (4.25m x 2.30m)
Wooden door with brass handles, laminate floor, a range of wall and base units, rolled top work surfaces, one and a half stainless steel bowl sink with mixer tap. Electric hob with electric oven under and plumbing for a washing machine.

BEDROOM 11'4" x 10' (3.45m x 3.05m)
Wood door with chrome handles, carpeted floor, pendant light fitting, side aspect hardwood window with secondary glazing and airing cupboard.

ENSUITE BATHROOM 7'10" x 5'5" (2.40m x 1.67m)
Wood door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, pedestal wash hand basin, low flush WC, bath with mixer tap and shower over and an extractor fan.

STORAGE CUPBOARD
With wooden rear door to the bin yard.

EXTERNAL
There is a shared garden area, accessed via the door opposite the front door and a shared rear lobby area.

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

TENURE :
We understand the Tenure of the property to be Leasehold. The leasehold is believed to be owned by the property itself of which a yearly fee of £1800.00 (monthly instalments of £150.00) paid to the property management company for the upkeep of the building this covers insurance, maintenance and sink fund. The Lease Term is 125 years ending 31st December 2145

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

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.

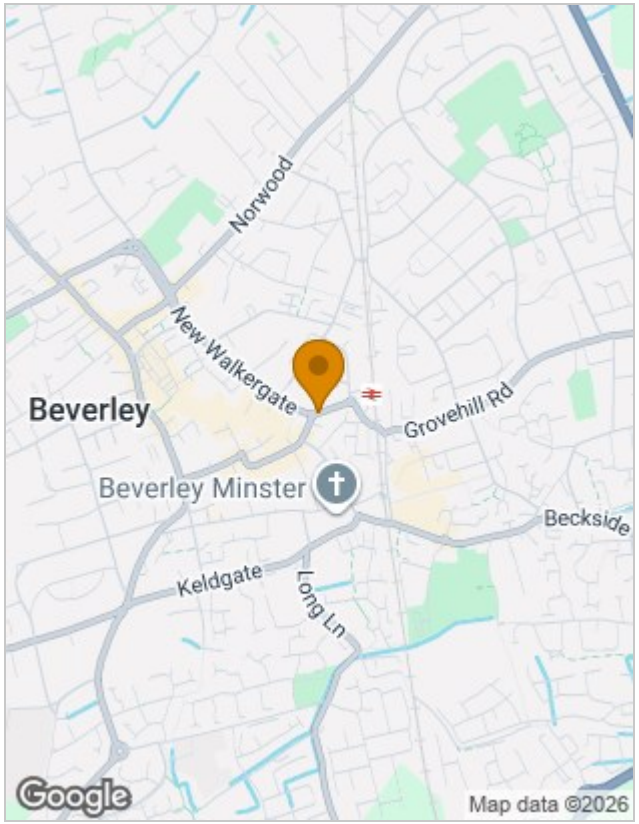
MISREPRESENTATION ACT 1967

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.

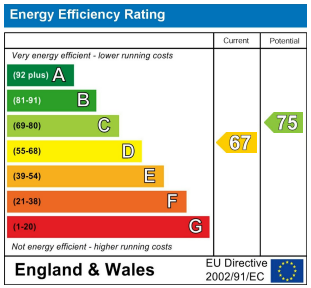
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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