

Duesbury Court, Beverley, HU17 9HG

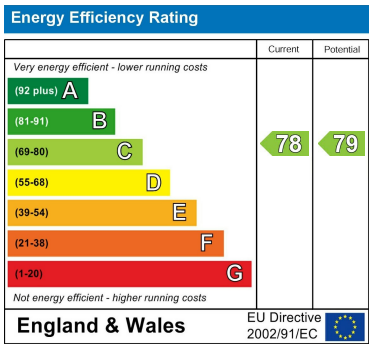
£119,950

Philip Bannister

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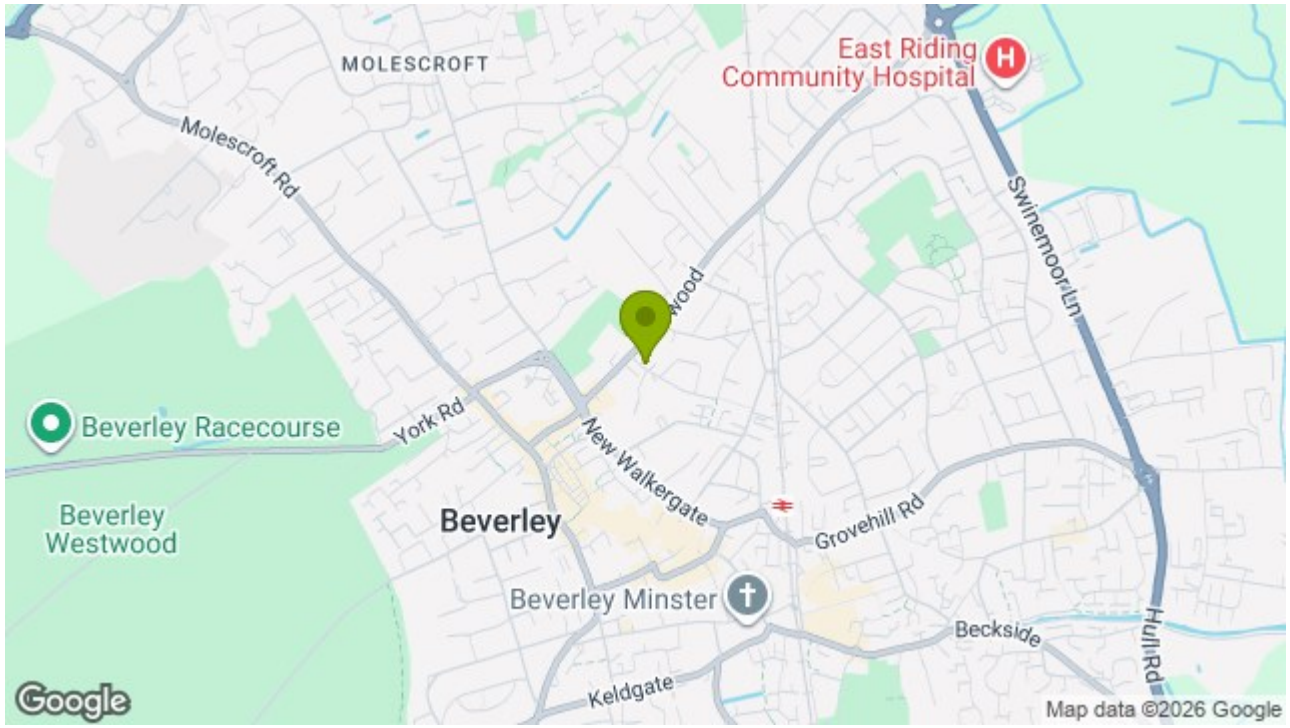
Key Features

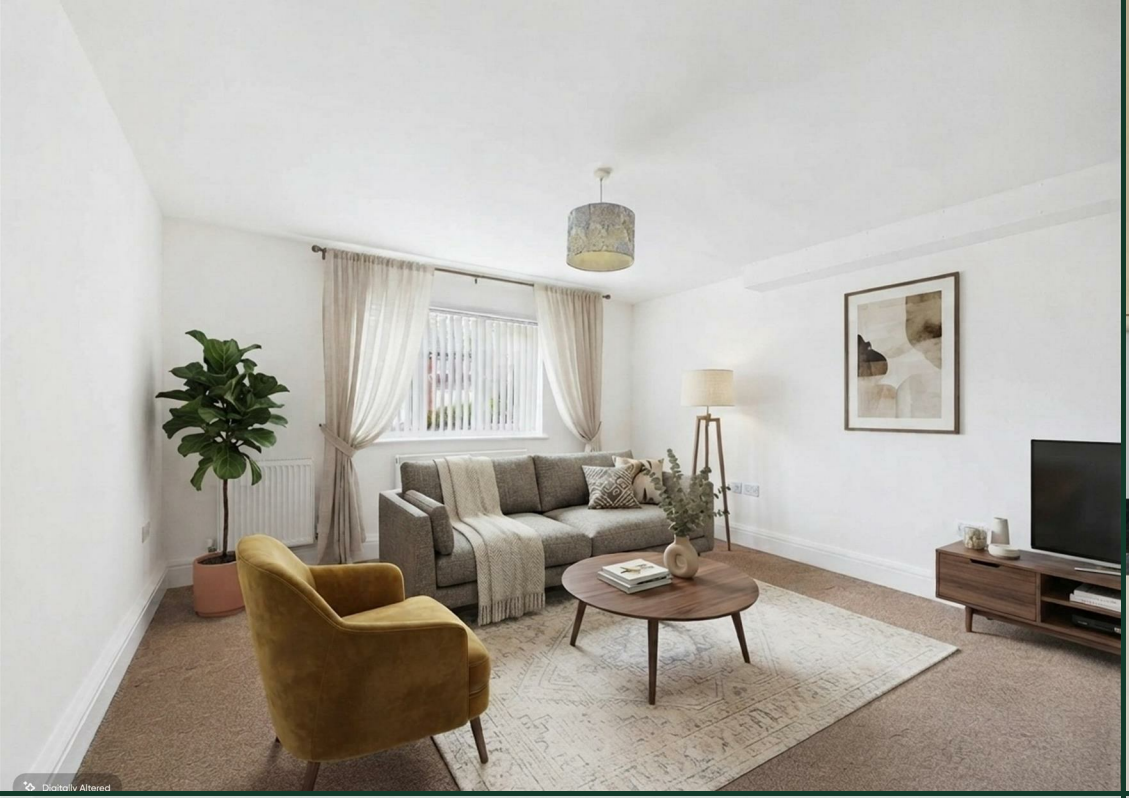
- NO CHAIN
- 1 Double Bedroom Apartment
- Convenient Location
- Ground Floor Accommodation
- Freshly Decorated Throughout
- Open Plan Living Kitchen With Appliances
- Dedicated Parking Space
- Ideal First Time Buyer Or Investment Property
- EPC =
- Council Tax = B



NO CHAIN - Offered with no onward chain, this superb one double bedroom ground floor apartment enjoys a highly convenient position in Beverley, just off Norwood. Freshly decorated throughout, the property provides well-presented, ready-to-move-into accommodation which is ideally suited to a range of buyers, including first-time buyers, investors and those looking to downsize. The accommodation is accessed via a communal entrance hall with intercom entry and comprises a private entrance hall, open plan living kitchen with a range of integrated appliances, double bedroom and bathroom.

Externally, the property benefits from a communal parking area with allocated parking, providing an additional practical feature. Its convenient location offers easy access to Beverley town centre and the wealth of shops, cafés, restaurants and amenities the town has to offer, whilst also being well placed for transport links. With its modern presentation, practical layout and particularly convenient setting, this is an excellent opportunity for anyone seeking a low-maintenance home in a popular Beverley location.




Digitally Altered


Digitally Altered


Digitally Altered


Digitally Altered

ACCOMMODATION

COMMUNAL ENTRANCE HALL
Allowing access to the building through a communal entrance door, leading to a communal hallway. The property is positioned upon the ground floor.

PRIVATE ENTRANCE HALL
The private entrance hall allows access to the property. There is a built-in cupboard, intercom system and access to the internal accommodation.

OPEN PLAN LIVING KITCHEN
A well proportioned front facing reception room, with space for living room furniture. There is a window to the front elevation and the room opens to a kitchen. The kitchen is fitted with a range of shaker-style wall and base units which are mounted with contrasting worksurfaces and matching upstands. There is a stainless steel sink unit with mixer tap, integral appliances include an electric oven, gas hob beneath a concealed filter hood, fridge and washing machine.

BEDROOM 1
A double bedroom with a window to the rear elevation.

BATHROOM
Fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with a thermostatic shower over. There is splashback tiling and a heated towel rail.

OUTSIDE
There is provision of a residents car park and the subject property has an allocated parking space.

GENERAL INFORMATION.
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE
We understand that the property is Leasehold. The property was granted with a 999 year lease in 2009. There is a service charge of £1200 per annum.

VIEWINGS.
Strictly by appointment with the sole agents.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

VIRTUAL STAGING.
Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

AGENT NOTES.
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set





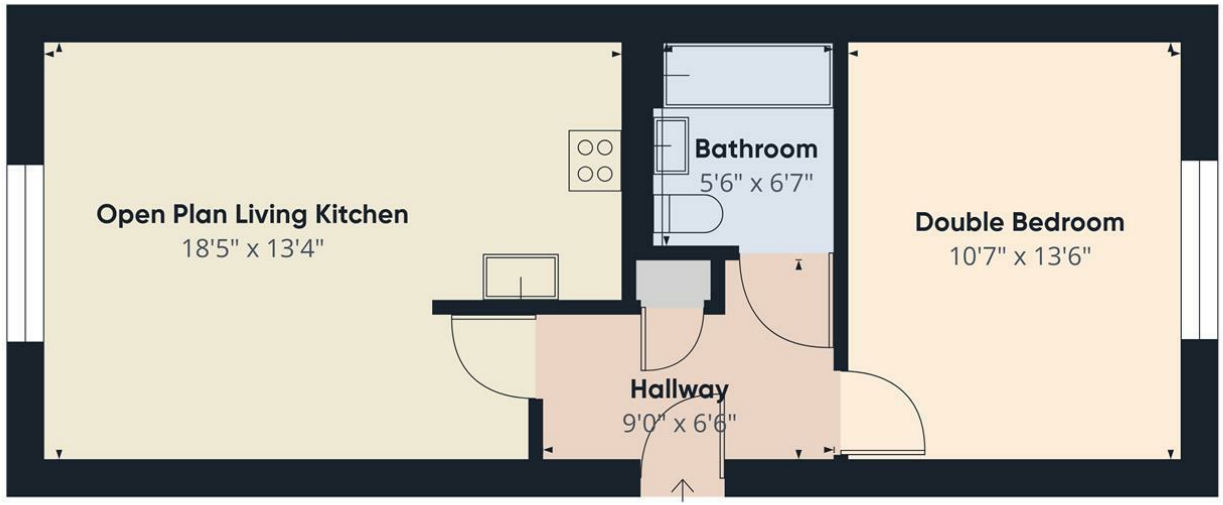




out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will 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. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100









Approximate total area(1)

465 ft²

(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

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