HUNTERS®

HERE TO GET *you* THERE



Wellington Road

Beverley, HU17 9JH

Offers In The Region Of £105,000

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Council Tax: A





76 Wellington Road

Beverley, HU17 9JH

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ENTRANCE HALL
12'0" 5'0" (3.66 1.52)
Front wooden glazed entrance door off private landing, radiator, telephone and power points.

LOUNGE
13'1" x 12'0" (3.99 x 3.66)
UPVC double glazed windows to the side and rear aspects, carpet, radiator, entry phone, two fitted cupboards, TV and power points.

DINING AREA
13'5" x 6'7" (4.10 x 2.01)
UPVC double glazed window to the front aspect, carpet, radiator and power points.

KITCHEN
9'9" x 6'11" (2.96 x 2.12)
UPVC double glazed window to the rear aspect, vinyl flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash backs, plumbed for washing machine, space for fridge/freezer, space for cooker and power points.

BEDROOM 1
11'10" x 10'4" (3.60 x 3.14)
UPVC double glazed window to the front aspect, carpet, radiator and power points.

BEDROOM 2
8'6" x 6'8" (2.59 x 2.03)
UPVC double glazed window to the rear aspect, carpet, fitted cupboard, radiator and power points.

BATHROOM
6'8" x 6'1" (2.03 x 1.85)
Velux double glazed window to the rear aspect, radiator, vinyl tile effect flooring, three piece bathroom suite comprising of: panel enclosed bath with mixer shower over, low flush WC, wash hand basin with pedestal and part tiled walls.

COMMUNAL GARDEN
Communal rear garden.

PARKING
Off road parking for 1 vehicle but this is not allocated to a specific space.

LEASE LENGTH
91 years remaining on the lease.

GROUND RENT
Approximately £10 per annum.

SERVICE CHARGE
Approximately £428.54 this sum includes the ground rent per annum.
This includes maintenance to the building and buildings insurance.

CHAIN FREE 2 BEDROOM UPPER FLOOR APARTMENT** IDEAL DOWNSIZE, FIRST HOME OR INVESTMENT PURCHASE**

The property is chain-free, making it an ideal choice for those looking to move in without delay.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, each offering ample space for furnishings and personal touches. The layout is thoughtfully designed to maximise natural light, creating a bright and airy feel throughout.

The bathroom is conveniently located, providing essential amenities for daily living. Additionally, the property benefits from designated parking, a valuable feature in this bustling area, ensuring that you have a secure space for your vehicle.

Situated in a desirable location, this flat is within easy reach of local shops, cafes, and amenities, making it an excellent choice for both first-time buyers and those looking to downsize. With its appealing features and prime location, this upper floor apartment presents a wonderful opportunity to enjoy a comfortable lifestyle in Beverley. Do not miss the chance to make this charming property your new home.









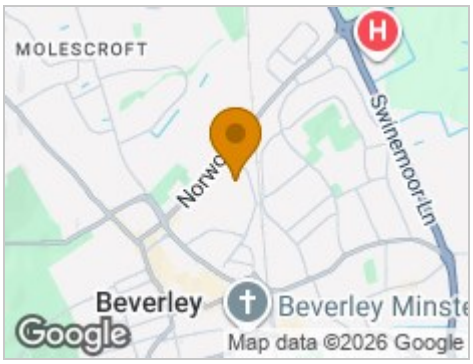
Road Map



Hybrid Map



Terrain Map



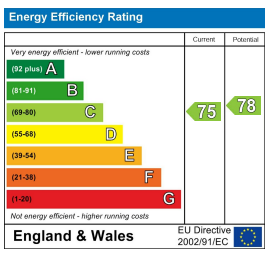
Floor Plan

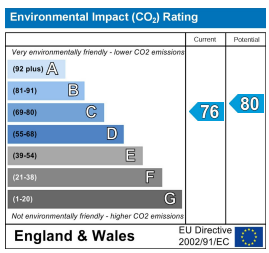


Viewing

Please contact our Hunters Beverley Lettings Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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