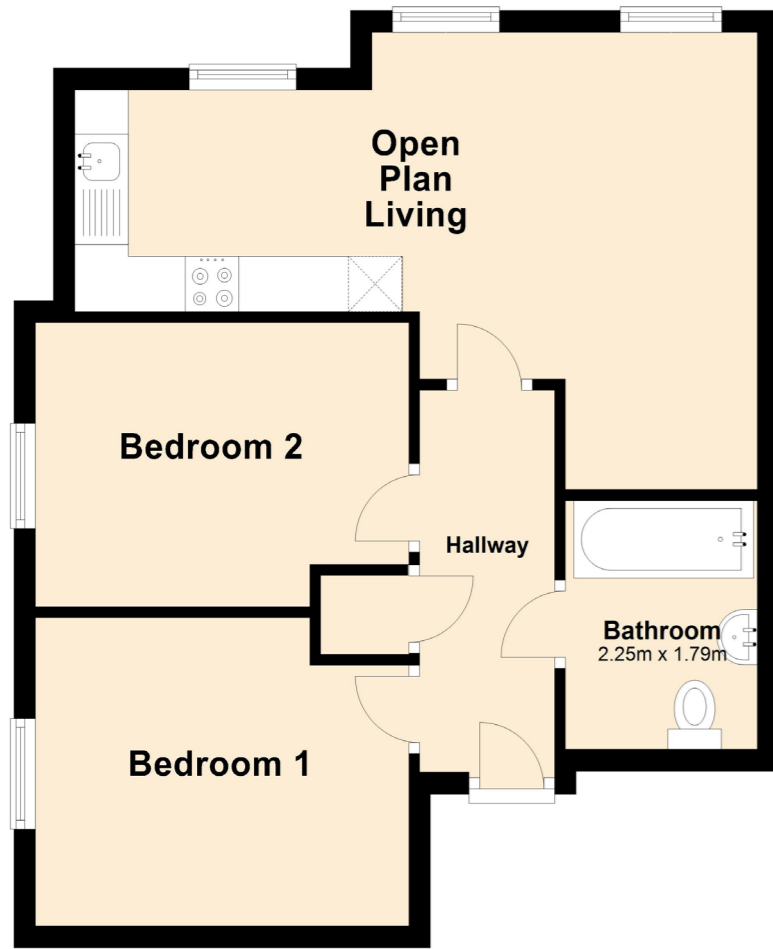


Ground Floor



Floorplan of existing building.
Plan produced using PlanUp.



HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under leasehold title with vacant possession on completion.

SERVICE CHARGE & GROUND RENT

The service charge is £125 per quarter and the ground rent is £237.15 annually.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

VIEWING

Strictly by appointment with the agent's Beverley office. Tel: 01482 866844.



£125,000

**Apt 1, Platform 17,
Grovehill Road,
Beverley**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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ACCOMMODATION:

The living area benefits from carpet flooring, two double glazed windows to the rear and a radiator.

HALLWAY

Carpet flooring, radiator and a storage cupboard.

BATHROOM

White suite includes a pedestal wash-hand basin, low level toilet suite and a panelled bath with plumbed shower fitment and side screen fitted above. Partially tiled walls.

BEDROOM ONE

Carpet flooring, double glazed window to side and a radiator.

BEDROOM TWO

Carpet flooring, double glazed window to side and a radiator.

OUTSIDE

There is an allocated parking space for one car.

OPEN PLAN LIVING / KITCHEN

The kitchen area contains a double glazed window to the rear, work surfaces, a fitted range of cabinets, integrated fridge freezer and oven, electric hob with extractor over and a stainless steel sink. Radiator.

Apt 1, Platform 17, Grovehill Road, Beverley, HU17 0DS

DESCRIPTION

This is a modern purpose built ground floor apartment in a superb central location, ideal for those looking for easy and convenient town centre living. The property benefits from allocated parking in a secure private car park. With a private ground floor entrance, the accommodation comprises two bedrooms, a bathroom, and an open plan kitchen/living space with integrated appliances.

SITUATION

Platform 17 is at the town centre end of Grovehill Road and just on the east side of the railway station on the Hull to Scarborough line. This location is about 350m from Wednesday Market at the southern end of Beverley's main shopping centre and half that distance from the modern Flemingate retail and leisure complex with a wide choice of places to shop, eat and drink throughout these areas. The sports centre with swimming pool is about 500m away. Other attractions include a cinema, theatre and historic churches including the Minster.

