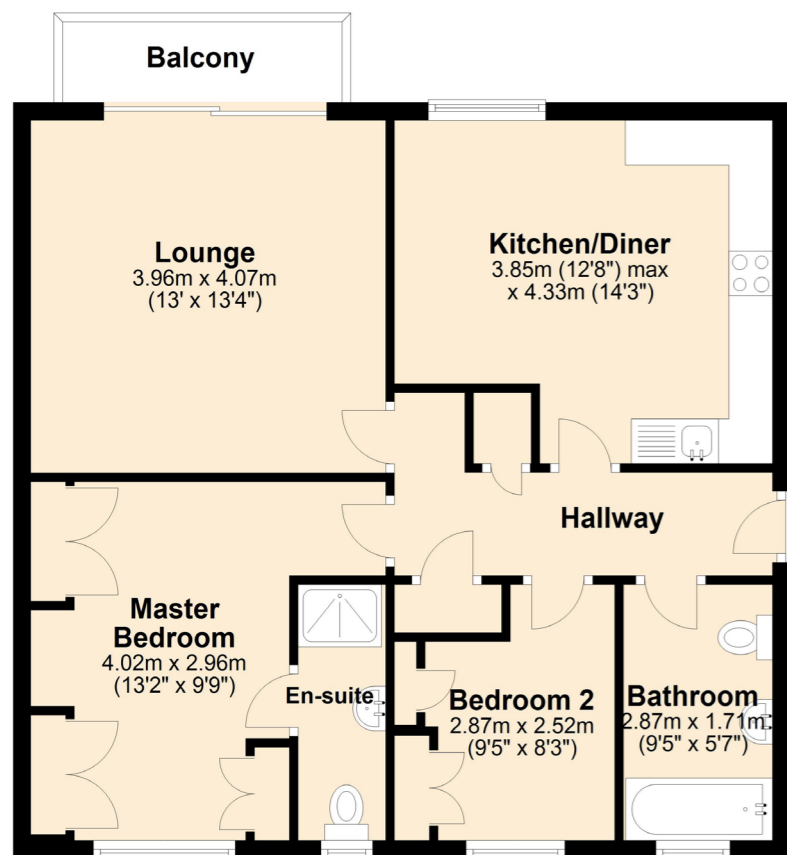


Floor Plan

Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)



£120,000

**31 Old Manor Lawns,
Long Lane,
Beverley**

HEATING AND INSULATION

The property has an electric heating system and uPVC double glazing.

SERVICES

Electricity, water and drainage are connected to the property. None of the services or installations have been tested.

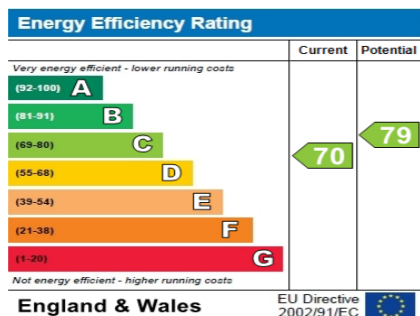
TENURE

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 'C'.

VIEWING

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



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

BEDROOM ONE

With built-in wardrobes and dressing table. Storage heater.

COMMUNAL HALLWAY

Serving just four adjacent apartments, two ground floor and two first floor, and with door entry intercom system.

EN-SUITE SHOWER ROOM

The pink suite includes a low level WC, pedestal wash-hand basin and shower enclosure with electric shower fitment. Half wall tiling.

HALLWAY

Built-in cloaks cupboard and further double airing cupboard with hot water tank (fitted electric immersion heater). Storage heater.

EXTERNAL

Communal gardens with mature trees and shrubbery.

KITCHEN / DINER

With a good selection of wall and base units, laminate worktops, double drainer sink, electric hob with extractor hood above, built-in electric oven and grill. Washing machine and slimline dishwasher. Storage heater and coving.

SINGLE GARAGE

Located in a brick and tile constructed block near the apartment.

SWIMMING POOL

The apartment complex includes a detached pool building containing a heated indoor swimming pool with changing facilities. This is available for the exclusive use of the residents of Old Manor Lawns.

LOUNGE

With electric fire having a stone-effect surround, coving, storage heater and sliding doors to a balcony overlooking the gardens.

BATHROOM

With a panelled bath and vanity cupboards with built-in WC and sink basin, wall cupboards, floor to ceiling tiles and electric towel rail.

31 Old Manor Lawns, Long Lane, Beverley, HU17 0NB

DESCRIPTION

This two bedroomed first floor property is part of an exclusive apartment complex set in lovely mature grounds including many fine mature trees and benefiting from a private heated indoor swimming pool exclusively available for the residents to use. The accommodation has south and west aspects to the living areas which also includes a small private balcony off the lounge. There is a garage nearby in the adjoining vehicle courtyard. The setting and facilities offered by Old Manor Lawns are unique in the town, representing a rare opportunity of a lifestyle purchase.

SITUATION

Tucked away behind mature trees off Long Lane, south of the town's historic Minster, this private and peaceful setting is within a reasonable level walk of the excellent amenities offered by Beverley town centre, including a wide range of shops, an abundance of places to eat and drink, and the rail and bus stations.

