



116 Copandale Road, Beverley HU17 7BW
£65,000

- One bed studio apartment
- Extensive communal parking
- Attractive Molescroft area of Beverley
- First floor
- Good school catchment
- Easy to maintain property
- No forward chain
- EPC : E

THE PROPERTY

A fantastic, easy to maintain and affordable first floor apartment in this attractive mature area of Molescroft. Offering studio living and with a westerly aspect to the front with leafy residential views, the property is an excellent starter home or for anyone looking for a safe mature residential location with easy access to the town centre. Offered with no forward chain, the property comprises communal hallway and landing, generous sized studio open plan living dining/bedroom, kitchen and bathroom. Outside there are communal gardens and extensive communal parking to the rear.

LOCATION

The property is located on the first floor of this purpose built apartment block on Copandale Road. Lying in the highly regarded Molescroft area of Beverley just to the north of the town centre, the property provides an attractive and "safe" base, being situated in a leafy and mature residential area with a good school catchment and having fairly open views to the front. Copandale Road lies off Woodhall Way and can also be accessed via Scrubwood Lane. A network of paths link Copandale Road with the town centre via Norwood Grove.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Timber glass panelled door to both sides of the entrance hall which can be accessed either from Copandale Road or from the communal parking area to the rear. These lead to the stairs which take you up onto the first floor where the apartment is located.

ENTRANCE HALL

A wooden front door and doors leading off into the kitchen, bathroom and living space.

FIRST FLOOR

OPEN PLAN LIVING DINING ROOM / BEDROOM

14'7" x 10'2" plus bay (4.45m x 3.10m plus bay)
An open plan living/bedroom with flexibility of layout and with bay window with a westerly aspect to the front. Two cupboards, one housing the hot water tank and one shelved out for storage.

KITCHEN

9'1" x 5'2" (2.77m x 1.57m)
A range of wall and base storage units with laminate worksurfaces, slide out space for hob, washing machine and fridge, stainless steel sink and drainer, window to the side elevation.

BATHROOM

6'5" x 5'8" (1.96m x 1.73m)
Three piece sanitary suite comprising pedestal hand wash basin, low level WC and panelled bath with electric shower over, electric heated towel rail and tiled splashbacks.

OUTSIDE

The property is surrounded by communal gardens and to the rear of the apartment block there is a large area for communal parking for the residents.

SERVICES

Mains water, drainage and electricity are connected to the property.

CENTRAL HEATING

The property benefits from electric storage heaters.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Leasehold with a lease term of 999 years from 10th August 1983. A ground rent and maintenance charge of £62.50 per month is payable to Garness Jones and includes building insurance, other shared building costs and maintenance of the communal areas. (To be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee is given as to their operation or efficiency can be given.
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