

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mill View Road

Beverley, HU17 0UQ

Offers In The Region Of £150,000



Council Tax: B



# 34 Mill View Road

Beverley, HU17 0UQ

Offers In The Region Of £150,000



## DESCRIPTION

A MODERN AND BRIGHT APARTMENT IN SOUGHT AFTER BEVERLEY LOCATION!

This modern two bedroom apartment offers an excellent first time home, down size or second property, investment or additional home. It located in a nice residential part of the town close to the Beckside, where you can enjoy a leisurely stroll along the waters edge or in contract a walk in the other direction will take you to the busy Flemingate centre, where you can eat out, catch a movie or shop until you drop! The property itself offers a naturally bright living space that comprises; lounge, fitted kitchen, two bedrooms, bathroom, off road parking and communal gardens. OFFERED WITH NO ONWARD This property is ready to move in and enjoy!

## ENTRANCE HALL

Wooden front entrance door, storage cupboard, entry phone system and power points.

## LOUNGE

UPVC double glazed window to the front aspect, coving, gas feature fireplace, radiator, TV point, telephone point and power points.

## KITCHEN

UPVC double glazed window to the side aspect, tiled flooring, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, plumbed for washing machine, integrate fridge, electric oven, electric hob, radiator, extractor fan and power points.

## BEDROOM ONE

UPVC double glazed window to the rear aspect, radiator, TV point and power points.

## BEDROOM TWO

UPVC double glazed window to the rear aspect, radiator and power points.

## BATHROOM

UPVC double glazed window to the side aspect, part tiled walls, Vinyl flooring, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

## COMMUNAL GARDENS

Side entrance to the communal gardens which are mainly laid to lawn with plant and shrub borders.

## PARKING

Off road parking.

## Material Information - Hunters Beverley

Tenure Type; Leasehold.

Leasehold Years remaining on lease; 976 years  
£50 yearly rent to E&M and £79.73/month £956.76 year) annual service charge.

These figures should be checked at time of purchase.

Council Tax Banding; B





## Road Map



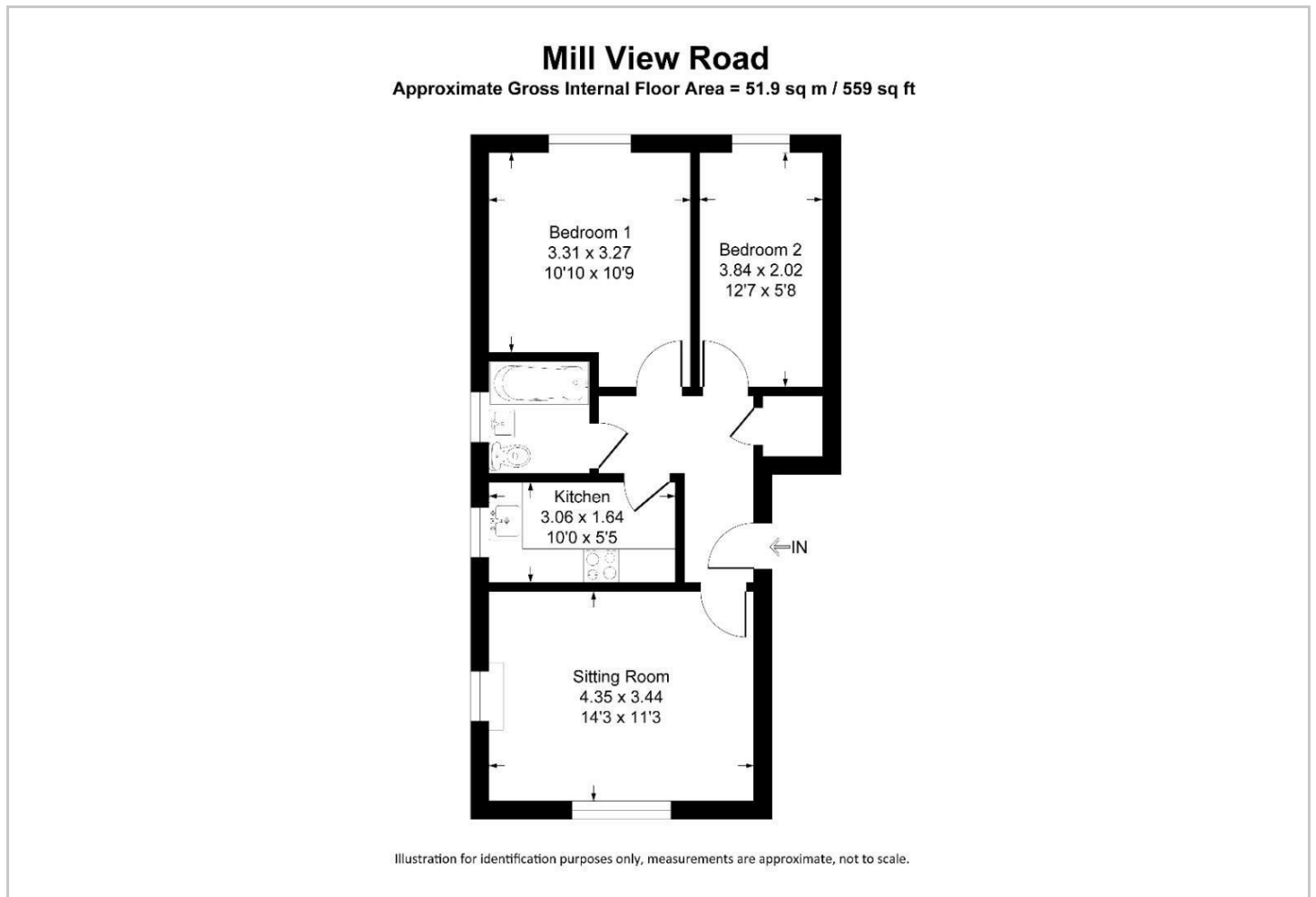
## Hybrid Map



## Terrain Map



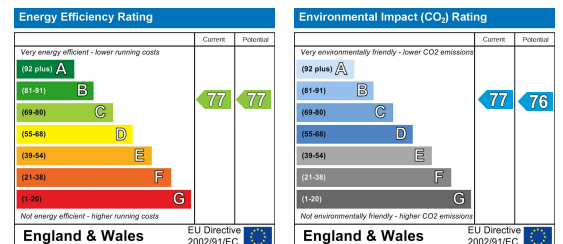
## Floor Plan



## Viewing

Please contact our Hunters Beverley 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.