

# staniford grays



25 Mill Lane, BEVERLEY, HU17 9JD

£160,000





# 25 Mill Lane

BEVERLEY, HU17 9JD

- RECENTLY REFURBISHED
- GOOD SIZED LIVING AREA
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- NEWLY FITTED WORCESTER BOILER

This two bedroomed terraced property has recently been refurbished and is located in a popular area close to Beverley Town Centre.

The property benefits from a living room, fitted kitchen, ground floor bathroom, two first floor double bedrooms and courtyard garden to the rear.



£160,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR

Opens directly into....

### LIVING ROOM

11'7" x 9'7" (3.53m x 2.92m)  
Featuring electric fire with built in surround, window to the front and radiator.

### FITTED KITCHEN

11'10" x 9'6" (3.61m x 2.90m)  
The newly fitted kitchen consists of wall and base units, rolled top work surfaces, one and a half sink with feature mixer tap. Halogen hob with electric oven under and extractor hood over. Tiled floor, stairs to the first floor, under stairs cupboard, window to the rear and radiator.

### REAR HALLWAY

Has a door and window to the side, cupboard housing newly fitted Worcester boiler and leads to...

### BATHROOM

Has a panel bath with shower attachment, low flush WC, pillared wash hand basin, heated towel rail, windows to the side and rear.

### FIRST FLOOR

Gives access to two double bedrooms.

### BEDROOM ONE

There is a window to the front and radiator.

11'6" x 9'7" (3.51m x 2.92m )

### BEDROOM TWO

There is a window to the rear, storage cupboards and radiator.

11'6" x 9'6" max (3.51m x 2.90m max)



#### **EXTERNAL**

To the front is a low maintenance gravel garden, whilst to the rear is a courtyard garden in a fenced surround.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be A

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **MORTGAGE CLAUSE :**

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfordsg.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

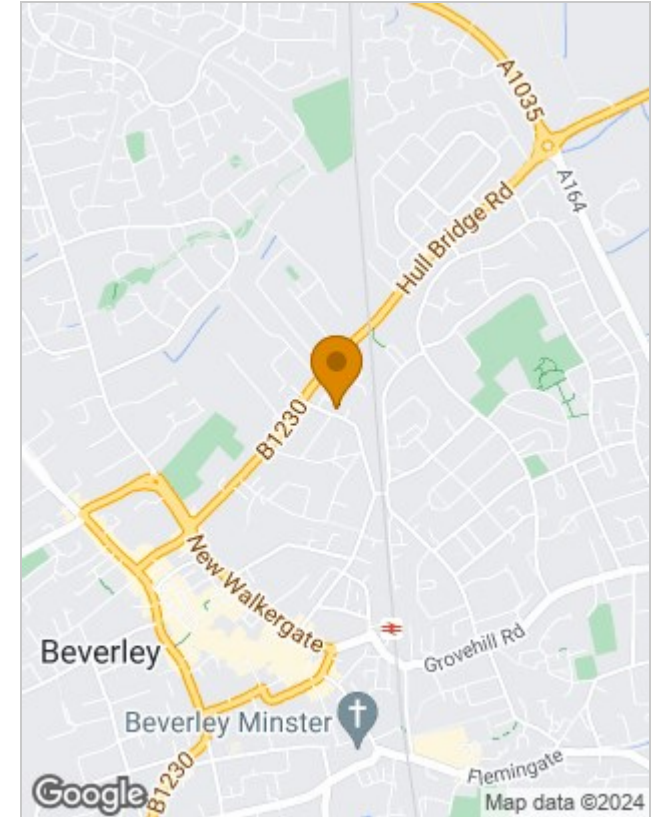
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



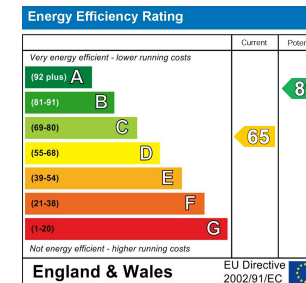
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.