

# staniford grays



8 Mill View Place, Beverley, HU17 0GL

Offers Invited £146,000





# 8 Mill View Place

Beverley, HU17 0GL

- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS
- PRIVATE SECURE PARKING
- SPACIOUS LOUNGE KITCHEN
- TWO DOUBLE BEDROOMS
- CLOSE TO FLEMINGATE RETAIL PARK
- NO ONWARD CHAIN

A smartly presented two bedroom first floor apartment located in the popular Becksid area close to Beverley beck and within easy walking distance of Flemingate retail and leisure park and Beverley leisure centre. Positioned on the West side of the town this location offers great access to Hull via the A164 as well as Lidl supermarket an the new southern bypass. The property is an ideal starter home, investment or downsize option.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 12'11" x 3'9" (3.96m x 1.16m )  
Wooden front door with door chain, chrome handles, telephone intercom system, laminate wood board, pendant light fitting and the boiler cupboard.

**BATHROOM** 7'1" x 6'6" (2.16m x 2m )  
Wood door with chrome handles, vinyl floor, central ceiling light, chrome towel radiator, extractor fan, low flush WC, pedestal wash hand basin with mixer tap and shower cubicle with mixer shower.

**BEDROOM ONE** 10'10" x 10'7" (3.32m x 3.24m )  
Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**BEDROOM TWO** 13'7" (longest point) 7'5" (4.15m (longest point) 2.28m )  
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window.

**LOUNGE/KITCHEN** 17'8" x 17'5" (5.41m x 5.33m )  
Wood door with chrome handles, laminate wood floor, two front aspect uPVC double glazed windows, four chrome spotlights and one pendant light fitting. A range of wall and base kitchen units, stainless steel drain a sink with mixer tap, integrated under counter fridge, electric hob, electric oven, plumbing for washing machine and cooker extractor fan.

**EXTERIOR**  
The apartment is accessed via a secure door with intercom system to the building and a secure gate from Mill View Road and is located on the first floor. There is a designated private parking space directly in front of the communal front door.

**AGENTS NOTE**

The heating system is an electric wet system which works in a similar way to a conventional gas heating system. All rooms still have radiators.

**COUNCIL TAX:**

We understand the current Council Tax Band to be B

**SERVICES :**

Mains water, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Leasehold. The lease term is 125 years from 2004. There is an service charge of £220.00 per quarter and £50 annual ground rent.

**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@stanfords.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.

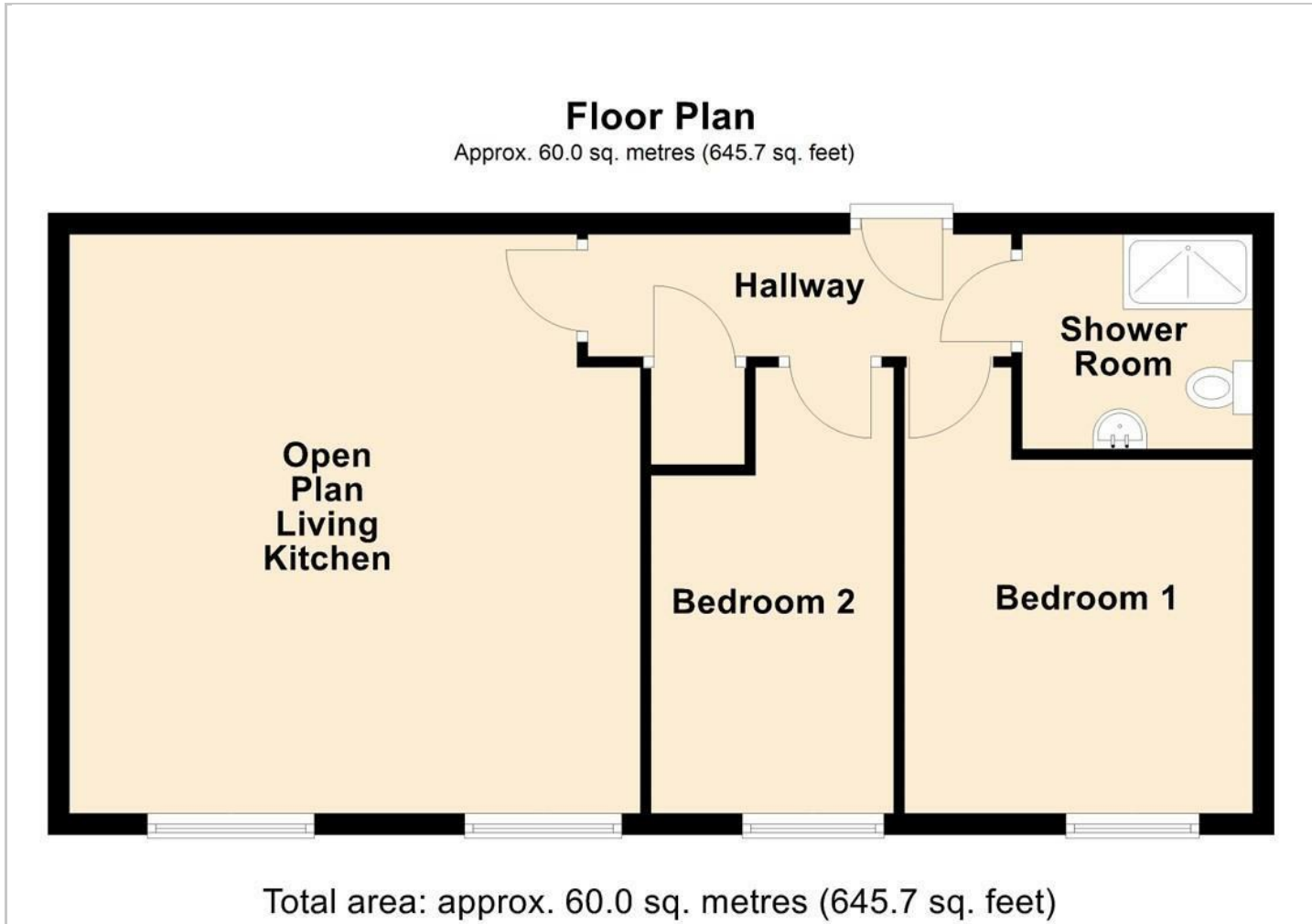
**MISREPRESENTATION ACT 1967**

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



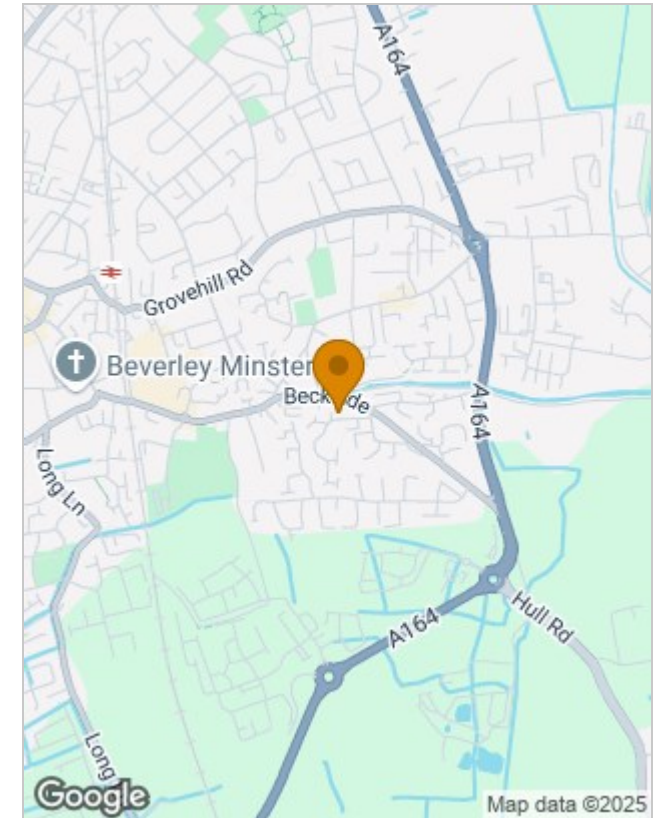
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	