



9 Mill Lane, Beverley, HU17 9JD

£169,950







# 9 Mill Lane

Beverley, HU17 9JD

- IDEAL STARTER HOME
- WELL MAINTAINED THROUGHOUT
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- WET ROOM
- CLOSE TO BEVERLEY TOWN CENTRE

A delightful two bedroom terraced house close to Beverley town centre.

One of the larger terraced houses on this street this property offers a well positioned tranquil haven approximately a 15 minutes walk to Beverley town centre. The property benefits from a separate entrance hall, open plan lounge diner leading to a galley style kitchen and a ground floor wet room. To the first floor there are two good sized double bedrooms. The rear yard and decking provides an area for outside seating.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 10'11" x 2'10" (3.35m x 0.88)  
Composite front door with two privacy panels, vinyl floor and pendant light fitting.

**LOUNGE/DINER** 21'5" x 14'1" (6.55m x 4.31)  
Wood door with glass panels, vinyl floor, pendant light fitting, front aspect uPVC double glazed window and a rear aspect uPVC double glazed window.

**KITCHEN** 12'3" x 7'9" (3.74m x 2.37m )  
uPVC double glazed rear door with privacy panel, vinyl floor, four chrome spotlights, side aspect uPVC double glazed window, one and a half bowl drainer sink with mixer tap and splash backs. Space for fridge freezer, space for dryer, plumbing for washing machine and a four ring gas AGA cooker with hotplate with matching extractor above.

**WET ROOM** 7'9" x 5'3" (2.38m x 1.62m)  
Wood door with brass handles, tiled floor and walls, ceiling spotlights, side aspect uPVC double glazed window. Shower enclosure and mixer shower, chrome towel radiator, low flush WC and wash hand basin with vanity unit.

**BEDROOM TWO** 10'4" x 10'2" (3.16m x 3.10m )  
Wood door with brass handles, carpeted floor, three ceiling spotlights, rear aspect uPVC double glazed window, loft hatch and boiler cupboard.

**BEDROOM ONE** 14'2" x 10'7" (4.33m x 3.25m)  
Wood door with brass handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.





### **STAIRCASE AND LANDING**

Carpeted floor, wall light, wooden hand rail, loft hatch and wooden bannister with spindles,

### **EXTERIOR**

To the front a flagged path to front door with a shale and flagged front garden mature hedge front and side perimeter and wooden picket fence. To the rear a concrete yard and wooden decked area with garden shed, wooden fence and gate.

### **COUNCIL TAX:**

We understand the current Council Tax Band to be

### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

### **TENURE :**

We understand the Tenure of the property to be Freehold.

### **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@stanifords.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



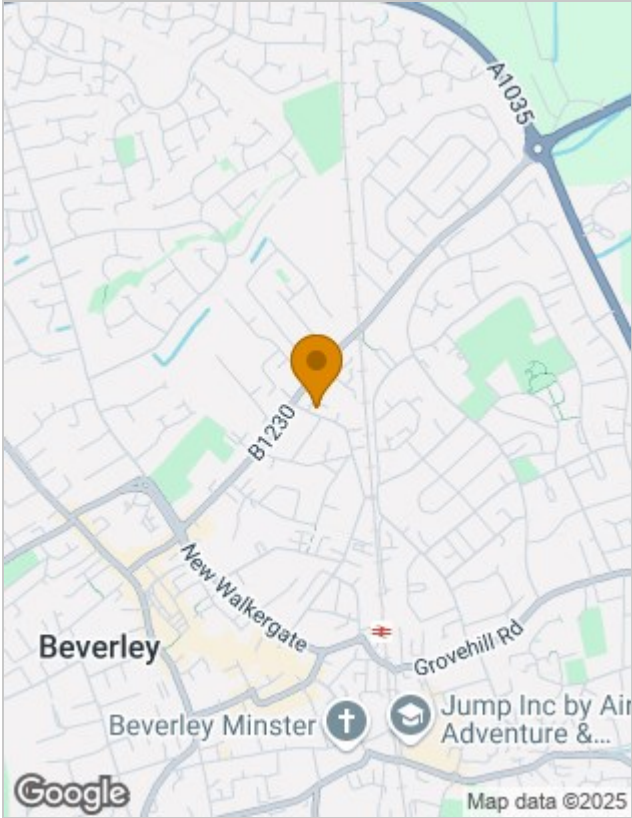
Viewing

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.

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Location Map



Energy Performance Graph

