



76 Mill View Road, Beverley HU17 0UQ
£269,000

- Outstanding semi-detached house
- Beautiful rear garden
- South westerly aspect to the rear
- Approximately 800 square feet
- Superbly well-presented home
- Substantial off-street parking
- Great residential location
- Beautiful family home
- Council tax band C
- EPC rating C

A wonderful home both inside and out. This delightful three bedroomed semi-detached house, which extends to approximately 800 square feet, offers the most wonderful internal accommodation and beautifully presented outside space, that it cannot fail to make a super family home.

The dining kitchen is particularly well-appointed and overlooks the rear garden and the house is offered in turnkey condition with three good sized bedrooms, one of which is presently used as a dressing room/office with a full range of fitted wardrobes.

Mill View Road is a very popular residential area having level access to Beverley town centre with the extensive facilities of the Flemingate development, including bars, restaurants and cinema, closer by.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Mosaic effect tiled floor, staircase to first floor and radiator.

LIVING ROOM

13'6 x 13' (4.11m x 3.96m)
Feature timber fireplace with polished stone inset and hearth and living flame gas fire, timber effect flooring, PVCu sealed unit double glazed window and contemporary vertical radiator.

DINING KITCHEN

16'2 x 10'7 (4.93m x 3.23m)
An extensive range of cream gloss base and eye level units with timber effect work surfaces incorporating a single drainer sink unit, electric oven and integrated microwave, gas hob with canopy overhead, PVCu sealed unit double glazed windows, understairs storage cupboard, PVCu sealed unit double glazed French doors to garden and radiator.

FIRST FLOOR LANDING

BEDROOM 1

12'9 x 8'10 (3.89m x 2.69m)
Built-in bulkhead wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9'4 x 9'2 (2.84m x 2.79m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'4 x 6'9 (2.84m x 2.06m)
Range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

5'10 x 5'5 (1.78m x 1.65m)
Panelled bath, vanity wash basin having cupboards below and low level w.c., tiled floor and walls, downlighting, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a large gravel forecourt garden and tarmac driveway providing superb off-street car parking facility.

The rear garden is an absolute delight and provides superb space for socialising and relaxation, with lawned area having extensive planting and raised beds along with a lovely decking seating area with gravelled paths and brick and stone BBQ table.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be

able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



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 have not been tested and no guarantee as to their operability or efficiency can be given.
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