



**32 Mill View Road, Beverley HU17 0UQ**  
**£145,000**



- Contemporary second floor apartment
- No chain
- Two bedrooms
- Living room and separate kitchen
- Two good sized bedrooms
- Allocated car parking
- Great location
- Good access to town centre
- Council tax band B
- EPC rating C

A spacious, purpose-built, second floor two bedroom apartment which offers approximately 600 square feet of living space, having living room, separate kitchen, two good sized bedrooms and bathroom, along with allocated car parking space.

This contemporary apartment would make a super first home or investment opportunity and benefits from a popular residential location, having good access to Beverley town centre and the Flemingate development, which offers extensive bars, shops and cinema, as well as having good road access to Hull City Centre.

#### 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

##### MAIN ENTRANCE

With door porter entry system.

##### SECOND FLOOR

##### ENTRANCE HALL

Built-in cloaks cupboard.

##### LIVING ROOM

14'6 x 11'7 (4.42m x 3.53m)

Laminate floor, PVCu sealed unit double glazed window and two radiators.

##### KITCHEN

10'3 x 5'9 (3.12m x 1.75m)

Base and eye level units with electric oven and hob, having plumbing for automatic washing machine, single drainer sink unit, laminate floor, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 1

11'3 x 11' (3.43m x 3.35m)

Having a range of fitted wardrobes, laminate floor, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

7' x 13' (2.13m x 3.96m)

Laminate floor, PVCu sealed unit double glazed window and radiator.

##### BATHROOM

6'5 x 5'3 (1.96m x 1.60m)

Panelled bath with shower over, wash basin and low level WC, laminate floor and chrome towel radiator.

##### OUTSIDE

Communal gardens and allocated car parking space.

##### 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 Leasehold (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](mailto: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.

While 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. Made with floorplan 02024