



**QUICK & CLARKE**  
The Property Specialists

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**35 Mill Lane, Beverley HU17 9JD**  
**£149,950**

- Period cottage
- Open plan ground floor
- Modern kitchen and bathroom
- Established residential locality
- Good access to Beverley town centre
- Range of amenities closer by
- Central heating and double glazing
- Gravel forecourt and rear yard
- Ideal first time buyer or investment opportunity
- Council Tax Band: A; EPC Rating: D

A lovely period cottage located in an established residential area having excellent pedestrian and road access to Beverley town centre, but having an extensive range of amenities closer by.

The property has been improved over the years with a modern kitchen and bathroom, along with open plan living room to ground floor. The first floor offers two good size bedrooms and there is also a gravel forecourt garden and rear yard. 35 Mill Lane would make a superb first time buyer or investment opportunity.

#### 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 COMRISES

##### GROUND FLOOR

##### LIVING ROOM

22'4" x 11' (6.81m x 3.35m)

Having feature brick fireplace along with separate fireplace with inset period range and fireside cupboards, return staircase to first floor, PVCu sealed unit double glazed window and door along with two radiators.

##### KITCHEN

11' x 6'2" (3.35m x 1.88m)

Base and eye level units with granite effect roll edge work surfaces, stainless steel single drainer sink unit and PVCu sealed unit double glazed window.

##### REAR LOBBY

Plumbing for an automatic washing machine and PVCu sealed unit double glazed door to outside.

##### BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

Modern suite comprising panelled bath with shower over, vanity wash basin with cupboards below and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

##### FIRST FLOOR

##### BEDROOM 1

11' x 11 (3.35m x 3.35m)

PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

11'2" x 8'7" (3.40m x 2.62m)

Built-in bulkhead cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

The property is set back from the road having a gravel forecourt with paved path to the front door and also has the additional benefit of a yard area to the rear.

##### 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 PVCu 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](mailto:beverley@qandc.net)



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