



3 Mill Lane Court
Beverley, East Yorkshire HU17 9HA
Offers over £200,000

WP WOOLLEY
& PARKS

*** A FABULOUS MEWS END TERRACE HOME IN A PRIME CENTRAL BEVERLEY LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Enjoying an enviable setting within a select private courtyard development, just a few minutes walk from Beverley's town centre and the many amenities on offer, this attractive home will appeal to a range of buyers, be it as a first step onto the housing ladder, profitable rental investment or a highly convenient down-size - we anticipate a strong level of interest so ACT QUICKLY to avoid missing out! Presented to a wonderful standard throughout, the accommodation briefly comprises of Entrance Lobby, spacious Living/Dining Room and modernised Kitchen to the ground floor, with two double Bedrooms and house Bathroom upstairs. The property enjoys the added benefit of private parking for two vehicles, and boasts a very pleasant, manageable garden to the rear.



Entrance Lobby 4'6" x 3'2" (1.37m x 0.97m)

A modern composite entrance door, with double glazed panel detail, opens to a welcoming lobby space, with ceiling coving, radiator and oak effect flooring.

Living/Dining Room

21'3" x 11'9" max (6.48m x 3.58m max)

A fabulously spacious reception room accommodates both living and dining areas, with a timber framed double glazed bay window to the front elevation, ceiling coving, fitted carpet, two radiators, TV/media points and the staircase leading off with built-in storage cupboard below. A stylish living flame gas fire, set within a granite composite hearth and back with mantelpiece surround, creates a lovely focal point.

Kitchen 11'9" x 7'7" (3.58m x 2.31m)

A beautifully presented kitchen is fitted with a range of base, wall and drawer units in an attractive Shaker finish, with complimenting woodgrain finish worktops, matching upstands and a stainless steel sink unit. Integrated appliances include an electric oven and gas hob with stainless steel extractor cowl above, with recess spaces to accommodate freestanding white goods. The gas central heating boiler is neatly housed within a wall cabinet. With oak effect vinyl flooring, timber framed double glazed window to the rear elevation and a timber exterior door with glazed panelling opens to the garden.

First Floor Landing

With fitted carpet and loft access hatch.

Bedroom 11'8" x 11'2" max (3.56m x 3.40m max)

A comfortable double room features a range of fitted wardrobes and drawers, with a built-in cupboard over the staircase, radiator, fitted carpet and a timber framed double glazed window to the rear elevation.

Bedroom 11'8" x 9'1" (3.56m x 2.77m)

An excellent double room with radiator, ceiling coving, fitted carpet and a timber framed double glazed window to the front elevation.

Bathroom 6'5" x 5'5" (1.96m x 1.65m)

A smartly appointed facility features a modern white suite comprising of a panelled bath with shower above and glass side screen, pedestal wash basin and WC, with attractive wall tiling, oak effect flooring, radiator, extractor fan, backlit vanity mirror and a uPVC double glazed window.

Rear Garden

To the rear of the house is a pleasant, enclosed garden with patio terrace, lawn, established planting borders and a timber storage shed. Fencing marks the perimeter, with gated access from the driveway.

Parking

To the side of the house is a partially covered driveway with space to park two vehicles in tandem.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

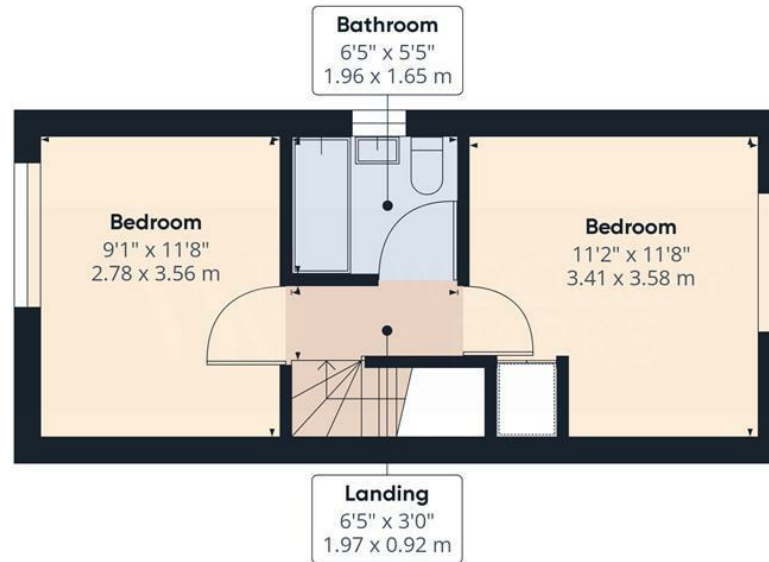
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area¹⁾

635.94 ft²
59.08 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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