



## 90 Mill Lane, Beverley, East Yorkshire, HU17 9DH

- Well Presented and Much Improved Semi Detached House
- New Gas Fired Central Heating System
- New Carpets and Floor Coverings Throughout
- Two Reception Rooms and Newly Fitted Kitchen
- Gardens with Off Road Parking
- Extensively Refurbished Accommodation
- Freshly Decorated Throughout
- Entrance Porch with Access to Hallway
- Three First Floor Bedrooms and New Bathroom Suite
- Double Glazing

**Offers In The Region Of £285,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)



# 90 Mill Lane, Beverley, East Yorkshire, HU17 9DH

Welcome to this charming semi-detached house located on Mill Lane in the picturesque town of Beverley. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and make this house a home.

The property has been recently extensively refurbished and features a new kitchen with appliances, new bathroom suite and fittings, new gas fired central heating system all ensuring convenience and comfort for all residents. Situated in an established neighbourhood, this house is within a short commute of Beverley town centre and its respective amenities.

One of the standout features of this property is the generous rear garden area and off road parking available, providing ease and convenience. Whether you're a growing family or a couple looking to settle down, this house offers the perfect blend of comfort, space, and practicality.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Mill Lane.

## Location

Located off (B1230) Norwood, the property is located within walking distance of Beverley town centre. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Entrance Porch

Main front entrance door provides access into the porchway. Internal single door with side screen provides access into the welcoming hallway.

## Reception Hall

Stairs lead off to the first floor accommodation with under stairs cupboard, radiator, coat hooks and access into ground floor rooms off.

## Lounge

10'11" to back of chimney breast x 14'5" into bay (3.330m to back of chimney breast x 4.418m into bay)

Bay window to the front elevation, feature decorative tiled fire surround, radiator, decorative ceiling rose and fitted shelf.

## Sitting/Dining Room

10'11" to back of chimney breast x 15'4" (3.342m to back of chimney breast x 4.695m)

Rear single glazed internal access door to the garden room, feature tiled decorative fire surround, radiator, corner shelving.

## Garden Room

9'6" x 6'3" (2.913m x 1.929m)

French door provides access to the rear garden, part panelled walls and wall lights. Internal single glazed window to the kitchen. Glazed sloping roof profile.

## Kitchen

6'5" extends to 7'10" x 18'5" (1.961m extends to 2.409m x 5.619m)

Newly fitted kitchen with a range of base and wall units with contrasting work surfaces over which incorporate the ceramic sink unit with mixer tap, part tiled walls, newly fitted appliances of CDA electric hob, Bosch electric oven, extractor hood and Zanussi dishwasher, Space for upright fridge freezer and washing machine. Concealed newly installed Glowworm gas fired central heating boiler. Windows to the side elevation with side entrance door to the driveway. Wooden effect flooring, radiator and feature ceiling lights.

## First Floor Landing

Window to the side elevation, radiator and access to all rooms off.

## Bedroom One

10'10" to back of chimney breast x 14'5" into bay (3.324m to back of chimney breast x 4.404m into bay)

Bay window to the front elevation, feature decorative tiled fireplace and radiator.



View all our properties at.....

OnTheMarket.com

**LEONARDS**  
SINCE 1884

### Bedroom Two

9'1" to chimney breast x 12'11" (2.778m to chimney breast x 3.955m)

Window to the rear elevation, feature decorative tiled fireplace, built in cupboard and radiator.

### Bedroom Three

6'5" x 6'9" (1.973m x 2.065m)

Window to the front elevation and radiator.

### Bathroom

7'5" x 7'6" (2.279m x 2.307m)

Newly fitted three piece bathroom suite of panelled bath with mains shower over with screen, wash hand basin and WC. Two windows to the side elevation, towel rail radiator, part tiled walls, extractor fan, extractor fan and floor covering.

### Outside

Located along Mill Lane, the property stands behind a hedged front boundary with off road parking to the front/side. A side driveway (with restricted access due to pipes) leads to the rear garden. The well proportioned rear garden has defined areas including grassed and hardstanding space. There are two timber garden sheds/stores.

### Energy Performance Certificate

The current energy rating on the property is D (66).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number BEV196090000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is currently unregistered but believed to be Freehold.

### Viewings

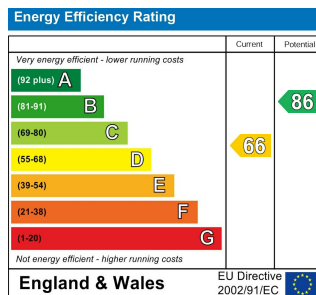
Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at.....

