



Mill Lane, Beverley, HU17 9JD

Welcome to

Mill Lane, Beverley

Cottage-style property offered to the market with immediate vacant possession and situated in this highly regarded established location on the edge of Beverley, close to all the amenities the town has to offer.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Access via a glazed entrance door. Has a solid wood floor and stairs to the first floor.

Through Lounge-Dining Room

21' 9" max x 10' 10" max (6.63m max x 3.30m max)

Sash window to the front elevation. Features an attractive log burner set within a recess on hearth. Twin radiators, curved ceiling. To the dining room is a further sash window to the rear elevation. Solid wood floor and a feature cast iron fireplace with tiled insert and hearth.

Kitchen

9' 3" max x 6' max (2.82m max x 1.83m max)

Window to the side aspect and glazed rear entrance door. Comprises a range of base wall units with work surfacing with tile splash, incorporating a stainless steel sink unit. Electric cooker point and plumbing for automatic washing machine. Solid wood floor and radiator.

Landing

Has loft access.

Bedroom 1

13' 7" max x 9' 9" max (4.14m max x 2.97m max)

Sash window to the front aspect and radiator

Bedroom 2

10' 6" max x 6' 6" max (3.20m max x 1.98m max)

Into recess. Has a sash window to the rear aspect, as well as fitted double wardrobe and radiator.

Bathroom

Double glazed window to the side aspect. Part-tiled walls and extractor fan. Radiator. Panel bath, W/C and pedestal handwash basin. Shelved storage cupboard containing central heating boiler.

Outside

To the front of the property is a forecourt-style garden. To the rear is an enclosed garden comprising concreted area and lawn with fence and hedge surround.

Outbuildings:

Adjoining the rear of the property are two brick construction store areas.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional cottage-style mid-terrace
- Two bedrooms and enclosed rear garden.

Tenure: Freehold EPC Rating: D

guide price

£135,000

Directions to this property:

Please see below map. For more information please contact the branch on 01482 880488.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/BEV106772



Property Ref:
BEV106772 - 0005

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