



**Mill Lane, Beverley, HU17 9DH**

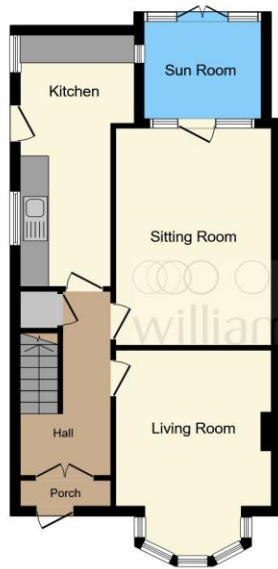


***Welcome to***

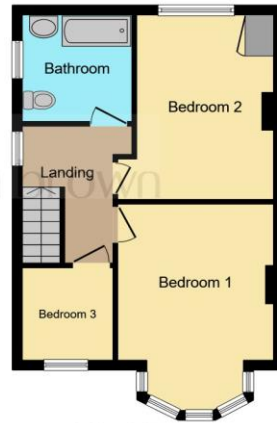
**Mill Lane, Beverley**

Situated in this central location of town, this three-bedroom property is not to be missed! Beautifully refurbished with new flooring and fixtures throughout.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

## Entrance Hall

Double-glazed entrance door, stairs and under-stairs cupboard.

## Lounge

10' 4" x 15' 6" ( 3.15m x 4.72m )

Double-glazed bay window to the front aspect. Feature open fire with tiled hearth. Radiator and fitted shelf.

## Dining Room

16' 1" x 19' 9" ( 4.90m x 6.02m )

Single-glazed door to the sunroom. Tiled fireplace with open fire. Radiator.

## Sunroom

6' 9" x 6' 3" ( 2.06m x 1.91m )

French doors leading to the garden.

## Kitchen

18' 4" x 6' 4" ( 5.59m x 1.93m )

Double-glazed window and door to the side aspect. Range of base and wall units with worksurfacing and sink. Part-tiling to the walls. Electric oven, hob, dishwasher, plumbing for automatic washing machine and extractor fan. Radiator and cupboard with brand new boiler.

## Landing

Double-glazed window to side aspect and radiator.

## Bedroom 1

13' 2" x 11' 1" ( 4.01m x 3.38m )

Double-glazed window to rear aspect, fireplace, radiator, and built-in cupboard.

## Bedroom 2

14' 6" x 10' 9" ( 4.42m x 3.28m )

Double-glazed window to the front aspect, decorative fireplace and radiator.

## Bedroom 3

6' 7" x 6' 4" ( 2.01m x 1.93m )

Double-glazed window to front aspect and radiator.

## Bathroom

Double-glazed window to the side aspect. WC, bath with shower over and sink. Attractive linoleum flooring.

## Outside

Off-street parking to the front and side, together with hedged front perimeter. Concreted driveway with restrictive access due to pipes. To the rear is a good sized garden with lawned areas, concrete hardstanding, and timber sheds.

## Welcome to

### Mill Lane, Beverley

- Well-presented three-bedroom semi-detached house
- Two reception rooms
- Newly-fitted kitchen and bathroom
- New flooring throughout
- Brand new boiler and central heating system and updated electrics with certification

Tenure: Freehold EPC Rating: D

offers in excess of

**£260,000**

### Directions to this property:

See map below for directions. For more information contact the branch on 01482 880488.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV106725](https://www.williamhbrown.co.uk/Property/BEV106725)



Property Ref:  
BEV106725 - 0007

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