

Mill View Road, Beverley, HU17 0UP



Welcome to

Mill View Road, Beverley

A beautifully presented and spacious detached family home in a sought-after cull-de-sac, featuring a conservatory, private gardens, and an en suite to the master bedroom. Ready to move straight into.















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

Entrance Hall

Cloakroom/WC

Lounge

15' 1" into bay window x 13' narrowing to 9' 4" (4.60m into bay window x 3.96m narrowing to 2.84m)

Dining Kitchen

17' x 12' 7" narrowing to 10' 4" (5.18m x 3.84m narrowing to 3.15m)

Conservatory

10' x 9' 2" (3.05m x 2.79m)

Landing

Bedroom One

12' 3" including wardrobes x 9' including wardrobes (3.73m including wardrobes x 2.74m including wardrobes)

En Suite Shower Room

Bedroom Two

9' x 8' 5" (2.74m x 2.57m)

Bedroom Three/Dressing Room

9' 6" x 4' 9" plus wardrobes (2.90m x 1.45m plus wardrobes)

Bathroom

Outside

Private paved rear garden with fence surround. Also benefiting from a side driveway leading to the garage

Welcome to

Mill View Road, Beverley

- Beautiful detached family home
- Ready to move straight into
- Conservatory extension to rear
- En suite to master bedroom
- Established private gardens in quiet cull-de-sac

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

Price

£300,000

Directions to this property:

See map below for directions. 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 williamhbrown.co.uk/Property/BEV107130



Property Ref: BEV107130 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.