28 Mill Lane, Beverley, HU17 9JD

Asking Price £164,950

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- TRADITIONAL TERRACED PROPERTY
- TWO BEDROOMS
- SPACIOUS THROUGH LOUNGE
- TRADITIONAL FEATURES
- REAR GARDEN WITH SHED
- EASY WALK TO TOWN CENTRE AND TRAIN STATION

A Charming Victorian Terrace with Timeless Character

Rarely does a home so effortlessly marry the elegance of its Victorian origins with the comforts of modern living. This beautifully presented two bedroom terraced house located on Mill Lane is a genuine testament to thoughtful, sympathetic modernisation, retaining every ounce of its period soul whilst delivering the standard of finish today's discerning buyer expects.

Inside the character speaks for itself. Traditional column radiators, ornate ceiling roses and original fireplaces set an unmistakable tone throughout, creating the warm, unhurried atmosphere that only a true period home can offer. The double aspect through lounge is a particularly fine reception space, full of personality, the kind of room you genuinely want to spend time in.

To the rear, a bespoke kitchen has been crafted with care, blending practical design with considered style. Beyond, a double glazed conservatory extends the living space further still, offering a quiet retreat that connects the home to its generous, private rear garden, a real asset and an increasingly rare find at this price point in Beverley.

Upstairs, a galleried landing lends an added sense of space and grandeur before leading to two well proportioned bedrooms and a neat three piece bathroom suite.

The home is completed by a forecourt garden to the front and benefits throughout from gas central heating and double glazing, all the modern conveniences, none of the

ACCOMMODATION COMPRISES

ENTRANCE HALL 11'2" x 2'11" (3.42m x 0.89m)
Wooden entrance door with fanlight and glass panels, laminate floor, dado rail, coved ceiling, radiator, stairs to first floor.

THROUGH LOUNGE 21'0" x 10'0" (6.40 x 3.05)
Double aspect with double glazed sash windows front and rear. Centres on feature cast fireplace with tiled inlays and open grate. Laminate floor. TV aerial point. Two radiators. Recessed built in store cupboards.

KITCHEN 19'7" x 5'11" (5.97 x 1.80)
Bespoke fitted kitchen comprising an excellent range of matching base and wall units incorporating solid wood work surfaces, belfast sink and mixer tap, fold away breakfast bar. Radiator. Wall mounted gas boiler. Electric cooker point. Quarry tiled floor. Plumbing for washing machine and dishwasher. Double glazed doors opening to:

CONSERVATORY 9'7" x 6'3" (2.92 x 1.91)
uPVC double glazed with French doors opening to rear garden.

STAIRCASE AND LANDING 10'8" x 5'4" (3.26m x 1.65m)
Galleried landing giving access to all first floor accommodation with carpeted floor, loft hatch, wooden banister, spindles and hand rail.

BEDROOM ONE 13'3" x 9'8" (4.05m x 2.97m)
Double glazed sash window, recessed built in cupboard, picture rail, stripped floorboards and an ornamental cast fireplace.

BEDROOM TWO 10'7" x 7'5" (3.25m x 2.28m)
Carpeted floor, rear aspect double glazed sash window, shelved recess, fitted single wardrobe with cupboard over and an ornamental cast fireplace.

BATHROOM 9'6" x 5'7" (2.90m x 1.71m)
Clawfoot bath with shower over and tiled surround, pedestal wash hand basin, high flush WC, side aspect double glazed window, partially timber panelled walls.

EXTERIOR
To the front is a forecourt garden with low walled perimeter and pathway to threshold with mature plants. To the rear lies a good sized garden laid to lawn with some paving. High fenced and hedged perimeters give a good degree of privacy. Timber shed. Gated rear access.

COUNCIL TAX:
We understand the current Council Tax Band to be B

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

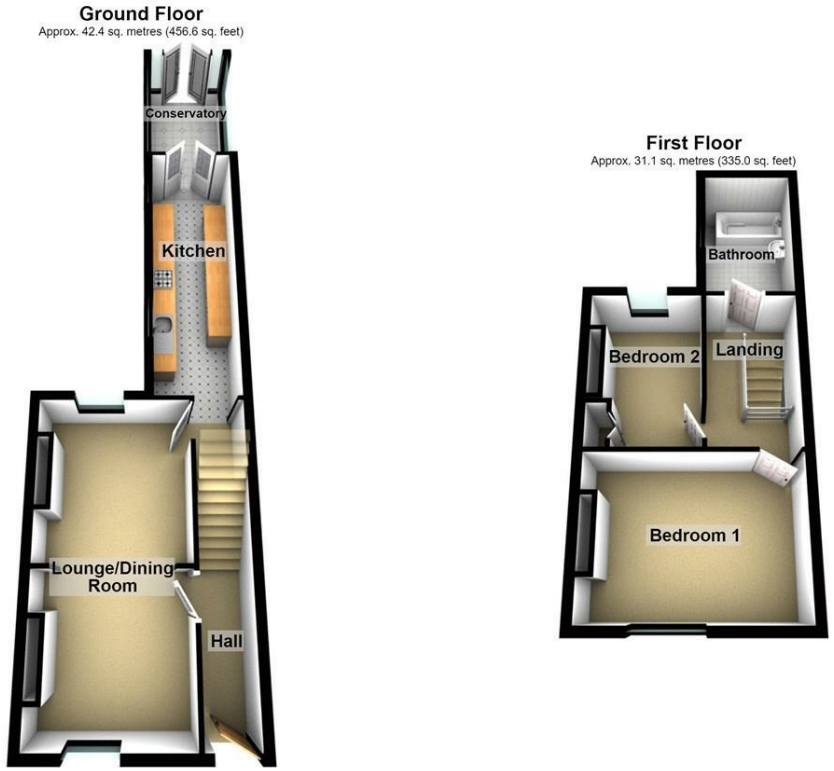
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

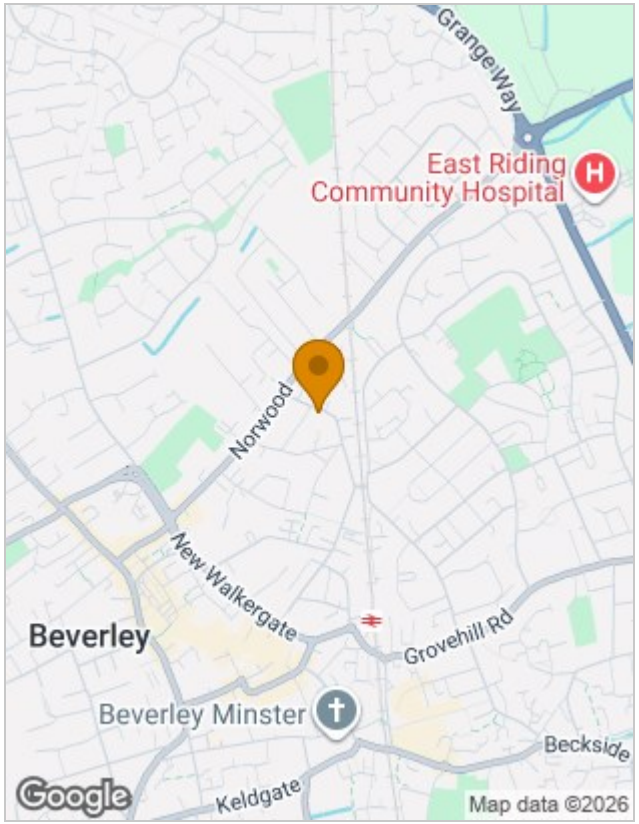
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Floor Plans

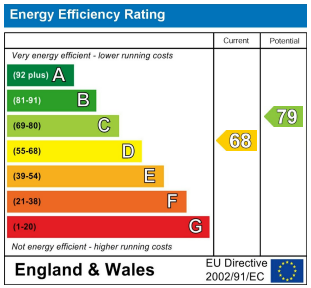


Total area: approx. 73.5 sq. metres (791.6 sq. feet)

Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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