

staniford
grays



3 Mill View Place, Beverley, HU17 0GL

£150,000





3 Mill View Place

Beverley, HU17 0GL

- HIGH SPECIFICATION
- FULLY REMODELLED
- GATED AND DEDICATED PARKING
- CONVENIENT SETTING
- VIEWING ADVISED
- NO ONWARD CHAIN
- IMMACULATE PRESENTATION
- TWO BEDROOMS
- DEVELOPMENT COMPLETED BY RISBY HOMES
- GROUND FLOOR CONVEINCE

IMMACULATELY APPOINTED AND FULLY RE-MODELLED GROUND FLOOR APARTMENT. OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Suited for the most discerning of purchasers, given the attention to detail throughout and high specification offered. An attractive buying proposition given the ready to move in living and lifestyle appeal, all within a gated and secure environment with dedicated parking also.

Positioned in a purpose built apartment block just moments from Beverley Beck and within easy walking distance of the town centre, this immaculately presented, two bedroom ground floor apartment offers an excellent opportunity for first time buyers and investors alike.

Ideally positioned for easy access to Flemington's retail and leisure facilities, as well as Beverley's historic market town amenities, cafés, restaurants and transport links, the location strikes the perfect balance between convenience and lifestyle. From waterside walks along the Beck to evenings out in the town's vibrant centre, everything is right on your doorstep.

The apartment itself features a spacious open plan lounge kitchen, creating a comfortable and versatile living space. A modern fitted kitchen provides ample storage and workspace, while the contemporary shower room adds practicality and ease of maintenance. Two well proportioned bedrooms offer flexibility for guests and home working.



£150,000



COMMUNAL ENTRANCE

Offering secure intercom access via the main communal entrance, with hallway leading to inner hallway and the apartment entrance itself.

ENTRANCE HALLWAY

Highlighting contemporary and fully remodelled styling as soon as you enter the apartment, with LVT flooring, giving access to the main reception space and bedroom accommodation, deep storage cupboard. Leads to...

DAY ROOM / KITCHEN

17'8" x 16'0" (5.40 x 4.89)

Offering versatile open plan living throughout with attention to detail and of a high specification, boasting good levels of natural daylight via windows to the rear aspect with secondary glazing serving as a recent addition to the property, ceiling suspended LED lightboxes create additional artificial daylight, space for an arrangement of furniture including suite and dining table, a central focal point is provided via a wall mounted contemporary electric fire.

The kitchen incorporates deep blue wall and base units, contrasting work surfaces and splashbacks creating a seamless kitchen design, wealth of storage solutions with soft closing doors and drawers, undercabinetry lighting, stainless steel sink and drainer with feature mixer tap, LVT flooring continuing, integrated appliances include fridge, freezer, dishwasher, washing machine, low level oven with mounted induction hob, stainless steel extractor canopy. Given the attention to detail really does come recommended for further internal inspection.

BEDROOM ONE

13'8" x 10'7" (4.17 x 3.25)

With window to the rear with secondary glazing, of double bedroom proportions.

BEDROOM TWO

13'9" x 8'3" (4.21 x 2.52)

With window to rear with secondary glazing, a versatile second bedroom of a good size.

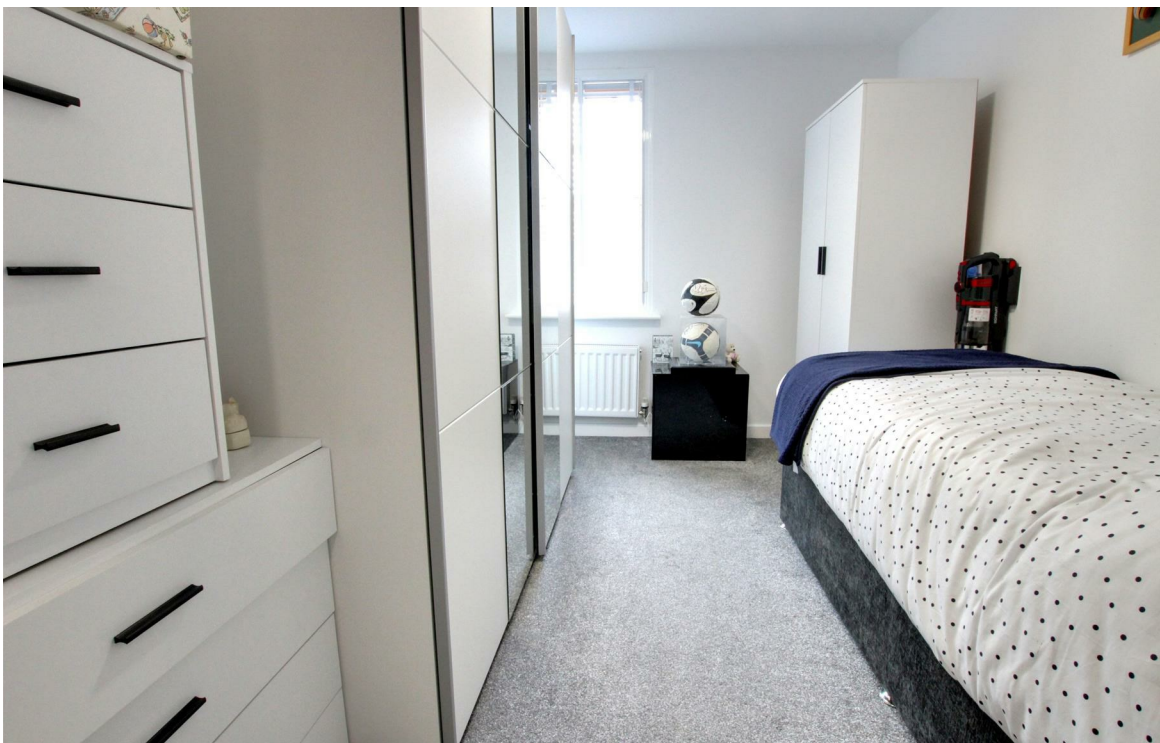
SHOWER ROOM

With raised walk-in double shower cubicle, rainfall showerhead and additional directional showerhead also, contemporary wash hand basin, low flush w.c, backlit LED mirror, LVT flooring, splash screening to walls, contemporary style heated towel rail.

OUTSIDE

Mill View Place benefits from a completely secure and gated environment with intercom access, pedestrian access gate with wrought iron detail, gated vehicular access, dedicated parking space and additional visitor parking, bike store and bin store.

Having been constructed by the reputable local housebuilder Risby Homes, the subject dwelling comes recommended for further internal inspection.



FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion. The lease is 125 years from 16/ 12/ 2004. Annual ground rent is currently £50 per annum and the service charge is currently £880.00 per annum.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 866304

Email: bevsales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers 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.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



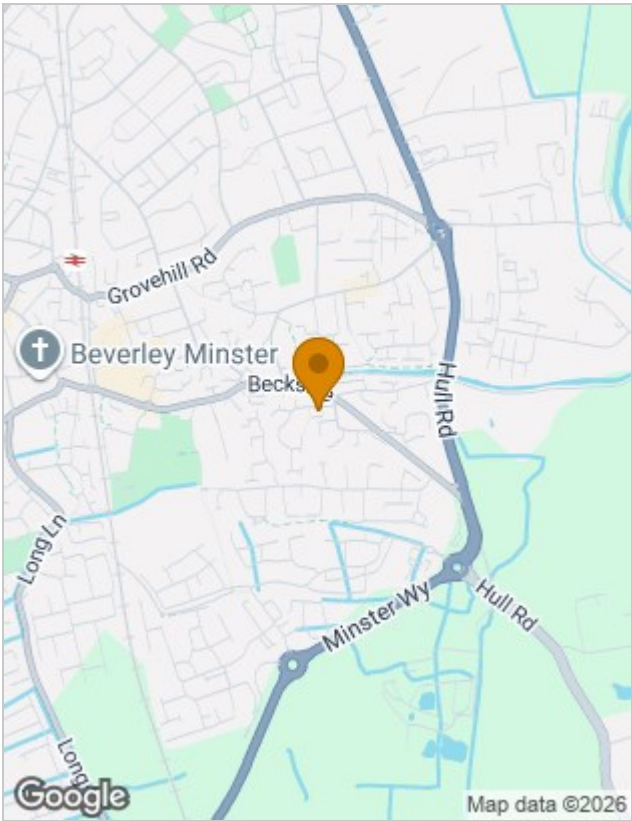
Viewing

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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Location Map



Energy Performance Graph

