





The Property Specialists

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**11 Mill Lane, Beverley HU17 9JD**  
**£155,000**

- Period terraced home.
- Contemporary open plan space.
- Two double bedrooms.
- Great residential location.
- Good access to Beverley town centre.
- Variety of local amenities close by.
- Rear courtyard
- Ideal first time buyer or investment / No onward chain
- Council Tax Band: A
- EPC Rating: D

A lovely Period mid-terraced cottage in a particularly popular residential area having good access to Beverley town centre and a range of local facilities close by.

Number 11 offers contemporary open plan living space at ground floor along with shower room whilst at first floor there are two double bedrooms and the house is complimented by the forecourt garden and enclosed rear courtyard. This really is a lovely home that would be ideal for a first time buyer, letting opportunity or a "lock up and leave" property.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

11'6" x 10'0" (3.51m x 3.05m)  
Timber effect herringbone floor with PVCu sealed unit double glazed window and radiator. Open to:

KITCHEN

11'6" x 10'7" (3.51m x 3.23m)  
Base and eye level units with timber effect work surfaces incorporating a Belfast sink. Gas hob, electric oven and dishwasher. Return staircase to first floor and door to rear courtyard.

SHOWER ROOM

7'2" x 6'2" (2.18m x 1.88m)  
Shower in glazed cubicle with wash basin and low level w.c. PVCu sealed unit double glazed window and towel radiator.

FIRST FLOOR

BEDROOM 1

11'6" x 10'2" (3.51m x 3.10m)  
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'7" x 9'0" (3.23m x 2.74m)  
Built-in cupboard housing gas fired central heating boiler and PVCu sealed unit double glazed window.

OUTSIDE

To the front of the property is a forecourt garden with picket style fencing and mature planting whilst at the rear is an attractive brick sett courtyard to provide outdoor entertaining space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.