

**staniford**  
grays



30 Mill View Road, Beverley, HU17 0UQ

£139,950

Icons representing property features: a bed icon, the number 2, a shopping cart icon, the number 1, a sofa icon, the number 1, and a menu icon with the letter B.



# 30 Mill View Road

Beverley, HU17 0UQ

- PURPOSE BUILT APARTMENT
- FIRST FLOOR POSITION
- DESIGNATED CAR PARKING SPACE
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- GOOD ACCESS TO ROAD NETWORKS

A purpose built two bedroom first floor apartment with well proportioned rooms throughout.

Located in the popular Beckside area close to Beverley beck and within easy walking distance of Flemingate retail and leisure park and Beverley leisure centre. Positioned on the West side of the town this location offers great access to Hull via the A164 as well as Lidl supermarket on the new southern bypass. The property is an ideal starter home, investment or downsize option and is part of a well maintained block apartments.

Get in touch and book your viewing today!



£139,950



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 10'5" x 8'8" (3.19m x 2.66)  
Wood entrance door with brass handles, laminate floor and a pendant light fitting.

**BATHROOM** 6'5" x 5'8" (1.96m x 1.74m )  
Wood door with brass handles, vinyl floor, central ceiling light, side aspect uPVC double glazed window, full splash back tiles, bath with mixer tap and shower over, pedestal wash hand basin and a low flush WC.

**BEDROOM ONE** 12'11" x 7'1" (3.95m x 2.17m )  
Wood door with brass handles, pendant light fitting, carpeted floor, rear aspect uPVC double glazed window.

**BEDROOM TWO** 13'1" x 11'0" (4m x 3.36m)  
Wood door with brass handles, carpeted floor, central ceiling light and a rear aspect uPVC double glazed window.

**LOUNGE** 14'6" x 11'6" (4.44m x 3.53m )  
Wood door with brass handles, pendant light fitting, carpeted floor, front aspect uPVC double glazed window, fire place with marble back and hearth with electric fire insert.

**KITCHEN** 10'4" x 5'9" (3.16m x 1.76m )  
Wood door with brass handles, laminate floor, triple spotlight fitting, side aspect uPVC double glazed window, a range of wall and base units, integrated four ring electric hob and oven, under counter fridge, plumbing for a washing machine and an extractor fan.



**EXTERNAL**

Allocated parking space.

**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 Leasehold. Ground rent is £50.00 per annum. Service charge is £1080.00 per annum, paid in monthly installments.

**MORTGAGE CLAUSE :**

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfordsg.com.

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

**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



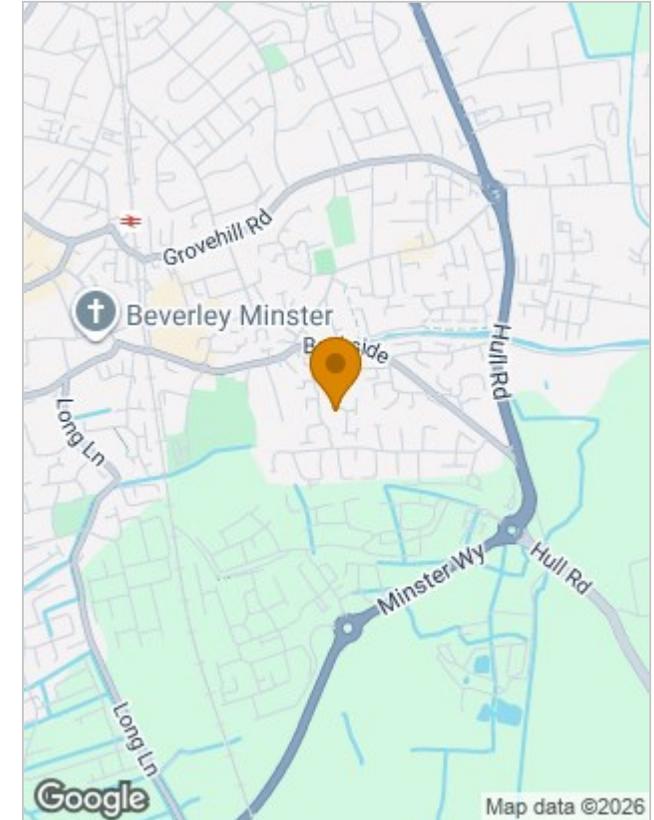
## Viewing

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

