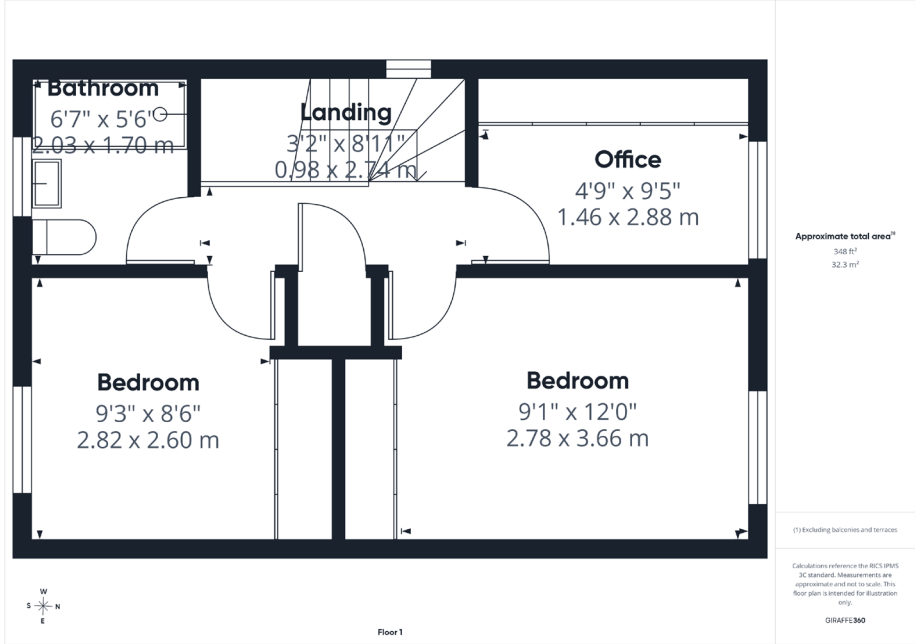
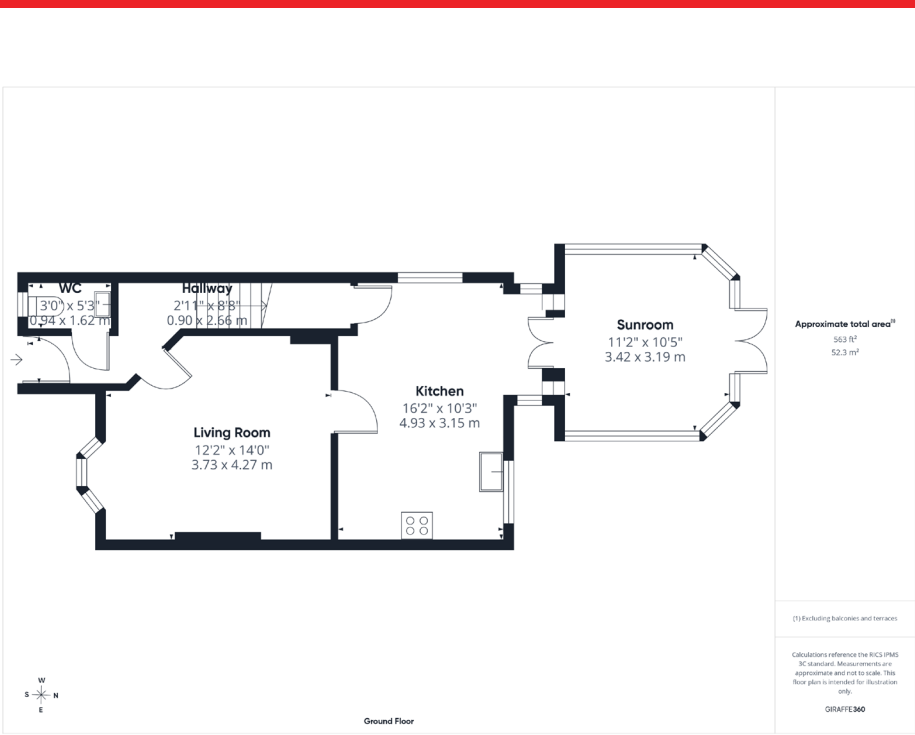




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£279,000

47 Mill View Road,
Beverley,
HU17 0UP



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



47 Mill View Road, Beverley, HU17 0UP

DESCRIPTION

A well presented 3 bedroom modern detached house occupying an end of cul de sac position on this highly regarded residential development. The property has been much improved by the current owners including the addition of a garden room to the rear. The property is likely to have wide appeal and an early viewing is highly recommended.

This property has been the much loved home of the current owners since it was built in 2001 and the development includes many properties that are still in the hands of the original owners as it is a sought after place to be. Upgrades include the garden room to the rear as well as a shower room. The property is well presented throughout with many windows fitted with plantation shutters. The location will appeal to many, being at the end of the cul-de-sac. The accommodation in full comprises: an Entrance Hall, WC Cloaks, Living Room with bay window to the front, attractively fitted Dining Kitchen, Garden Room, 2 Double Bedrooms (both with fitted wardrobes), a Single Bedroom and an attractively fitted Shower Room. There are well maintained gardens to the front and rear of the property and a driveway leads to a detached single brick built garage.



A lovely family home in a very desirable location so an early viewing is highly advisable, but we also have a 360 degree tour available which will provide an excellent first impression.

LOCATION

Mill View Road is an attractive mixed development on the east side of Beverley. There is a selection of apartments and houses that are all attractively laid out. Local amenities include shops on Beckside, the nearby garage and a Lidl supermarket. Beverley town centre provides a further extensive range of shops, restaurants, pubs, leisure facilities and other amenities. The location provides good access to the A164 which provides routes to Hull and connects with the A1079 and the wider road network.

ACCOMMODATION

Entrance Hall - with stairs to the first floor.

WC Cloaks - with a low flush WC and wash hand basin. Window to the front.

Living Room - with a feature fireplace and bay window to the front.

Kitchen - with an attractively fitted range of base and wall mounted units to include a fitted dishwasher and fridge freezer. There is space for a Range style cooker, ceramic 1.5 bowl sink and single drainer, understairs cupboard, window to the rear and French doors to the garden room.

Garden Room - with a solid roof, glazing to all sides and French doors to the garden.

First Floor Landing - with a built-in cupboard and window to the side.

Bedroom 1 - a double bedroom with a window to the rear and fitted wardrobes.

Bedroom 2 - a double bedroom with fitted wardrobes and a window to the front.

Bedroom 3 - a single bedroom but currently used a study so fitted with extensive wardrobes which may also make it useful as a dressing room.

Shower Room - with a walk in shower unit, low flush WC with a concealed cistern and a wash hand basin inset to a vanity area with a cupboard under.

OUTSIDE

Gardens - the front garden has largely been block paved for ease of maintenance and has some box hedging and a specimen tree. The rear gardens are very well maintained with an area of lawn, a paved patio area, well stocked beds and borders and fencing to the perimeter.

Driveway and Garage - a driveway leads to a detached brick built garage via an up-and-over door. There is a courtesy door to the rear garden and power and light are laid on.

