



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**16 Mill View Road, Beverley HU17 0UQ**  
**£275,000**

Beverley | Cottingham | Hornsea | Willerby

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- 3 double bedrooms - 2 bathrooms
- Extensively updated over time
- Immaculately presented throughout
- Westerly facing garden
- Off-street parking & garage
- Kitchen - approx. 2 years old
- Boiler refitted April 2025 & updated radiators
- EPC Rating: Awaited
- Council Tax Band: D

A very well presented and attractively laid out family house boasting three double bedrooms and with a modern en-suite shower room to the master bedroom. Situated on a small cul-de-sac on Mill View Road, the property has been extensively updated over time - the kitchen being only two years old and with an upgrade to the heating and a boiler fitted in April 2025. The property is in true 'move-in' condition and boasts a Westerly facing garden ideal for the afternoon and evening sun. With off-street parking and a detached garage, viewing of this property is highly recommended.

#### LOCATION

The property is located on a small cul-de-sac which serves just three properties and which lies off Mill View Road close to its junction with Figham Road on the South-Eastern side of Beverley. Lying just to the South of Becksde, the property is approximately a 15 minute walk from the Flemingate development.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

15'3" x 3'4" (4.65m x 1.02m)

Modern composite front door with stained glass panels, beautiful herringbone style floor covering and stairs to the first floor accommodation.

##### CLOAKROOM

Modern two piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, chrome heated towel rail, porcelain tiled floor, attractive mosaic tile splashbacks and window to the front elevation.

##### LIVING ROOM

14'3" x 11'2" (4.34m x 3.40m)

A very well proportioned living room with a light and bright feel and bay window to the front elevation. The focal point of the room is a stone fireplace housing a gas living flame fire and matching hearth. Double doors open into the dining room.

##### DINING ROOM

9'8" x 9'7" (2.95m x 2.92m)

Herringbone flooring to match that in the entrance hall and French doors to the rear garden.

##### KITCHEN

13'2" x 8' (4.01m x 2.44m)

A beautiful modern kitchen (approximately 2 years old) with navy gloss fronted base units and contrasting white work surfaces and matching white gloss wall units, composite sink and drainer, integrated oven, washing machine, four ring induction hob with canopy extractor over, porcelain tile floor covering, large storage cupboard under the stairs housing the modern Ideal Standard boiler which was fitted in April 2025 and has the balance of a 10 year warranty, and the electric consumer unit. uPVC glass panelled door opening onto the driveway and window overlooking the garden.

##### FIRST FLOOR

##### LANDING

Window to the side aspect and airing cupboard shelved out for storage. Loft accessed via a pull down ladder with a light and which is partially boarded for storage.

##### BEDROOM 1

12'7" x 12'7" maximum (3.84m x 3.84m maximum)

Range of built-in wardrobes including overbed units with matching bedside units, drawers and tallboy. Window to the front elevation.

##### EN-SUITE SHOWER ROOM

7' x 5'10" (2.13m x 1.78m)

Modern three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, back to the unit w.c., corner shower enclosure, fully tiled walls, chrome heated towel rail, porcelain tiled floor and window to the front elevation.

##### BEDROOM 2

10' x 8'3" (3.05m x 2.51m)

Window to the rear elevation.

##### BEDROOM 3

8'4" x 7'8" (2.54m x 2.34m)

Fitted wardrobes and window to the rear elevation.

##### BATHROOM

6' x 6' (1.83m x 1.83m)

Modern three piece sanitary suite comprising vanity unit with back to the unit w.c., semi-recessed hand wash basin, panelled bath with shower attachment over and glass screen, fully tiled walls, window to the side elevation, chrome heated towel rail and porcelain tiled floor.

##### OUTSIDE

The property is set back from Mill View Road and is accessed from a small cul-de-sac which serves only three properties. A tarmac drive leads down the side of the property and provides ample parking for at least two cars and leads up to the garage. A gate provides access to the rear garden.

##### GARAGE

A detached brick garage with up-and-over door. Supplied with light and power.

##### REAR GARDEN

One of the key features of the property is the attractive, landscaped Westerly facing rear garden. Ideally situated to make the most of the afternoon sun, there are three separate patio areas, a shaped lawn and attractive flower borders. There is a shed for storage and the garden has an attractively painted fenced perimeter.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system. The radiators were replaced approximately two years ago.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing. The patio door and the side door onto the driveway were replaced in 2021.

##### 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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