



70 Mill View Road, Beverley, HU17 0UQ

£144,950





# 70 Mill View Road

Beverley, HU17 0UQ

- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS
- DESIGNATED PRIVATE PARKING SPACE
- SHARED REAR GARDEN
- TWO DOUBLE BEDROOMS
- CLOSE TO FLEMINGATE RETAIL PARK AND LOCAL SUPERMARKETS
- PART OF A BLOCK OF JUST SIX APARTMENTS

A smartly presented two bedroom second floor apartment. Located in the popular Becks side 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 of six apartments.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALL

10'5" x 9'1" (3.18m x 2.78m )

Wooden front door with brass handles, laminate wood floor, pendant light fitting and a loft hatch.

### LOUNGE

14'6" x 11'8" (4.44m x 3.57m )

Wooden door with brass handles, laminate wood floor, chrome light fitting, front aspect uPVC double glazed window, fire place with electric fire insert, marble surround and back.

### BATHROOM

6'5" x 5'9" (1.98m x 1.76m )

Wooden door with brass handles, vinyl floor, central ceiling light, low flush WC, wash hand basin with vanity unit and mixer tap. Panelled bath with mixer shower over.

### KITCHEN

10'4" x 5'9" (3.15m x 1.77m )

Wooden door with laminate wood floor, chrome spot light fitting, side aspect uPVC double glazed window, a range of wall and base units, integrated appliances include a four ring electric hob with chrome extractor above, electric oven and a fridge freezer. Stainless steel drainer sink with mixer tap, splash back tiling and plumbing for a washing machine.

### BEDROOM ONE

13'1" x 11'2" (4m x 3.42)

Wooden door with brass handles, pendant light fitting, laminate floor and a rear aspect uPVC double glazed window.

### BEDROOM TWO

12'11" x 7'0" (3.95m x 2.14m )

Wooden door with brass handles, laminate floor, pendant light fitting and a rear aspect uPVC double glazed window.





## EXTERIOR

To the front there is a designated parking space and bin storage to the side. To the rear there is a communal lawned garden with fence surround.

## 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 with a 999 year lease commencing in 2001. There is a Ground Rent of £100 per annum and a monthly maintenance charge of £70. (All to be confirmed with the sellers solicitor). Additionally there is a sinking fund of £100 paid annually.

## MORTGAGE CLAUSE :

Staniford 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@stanifords.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.

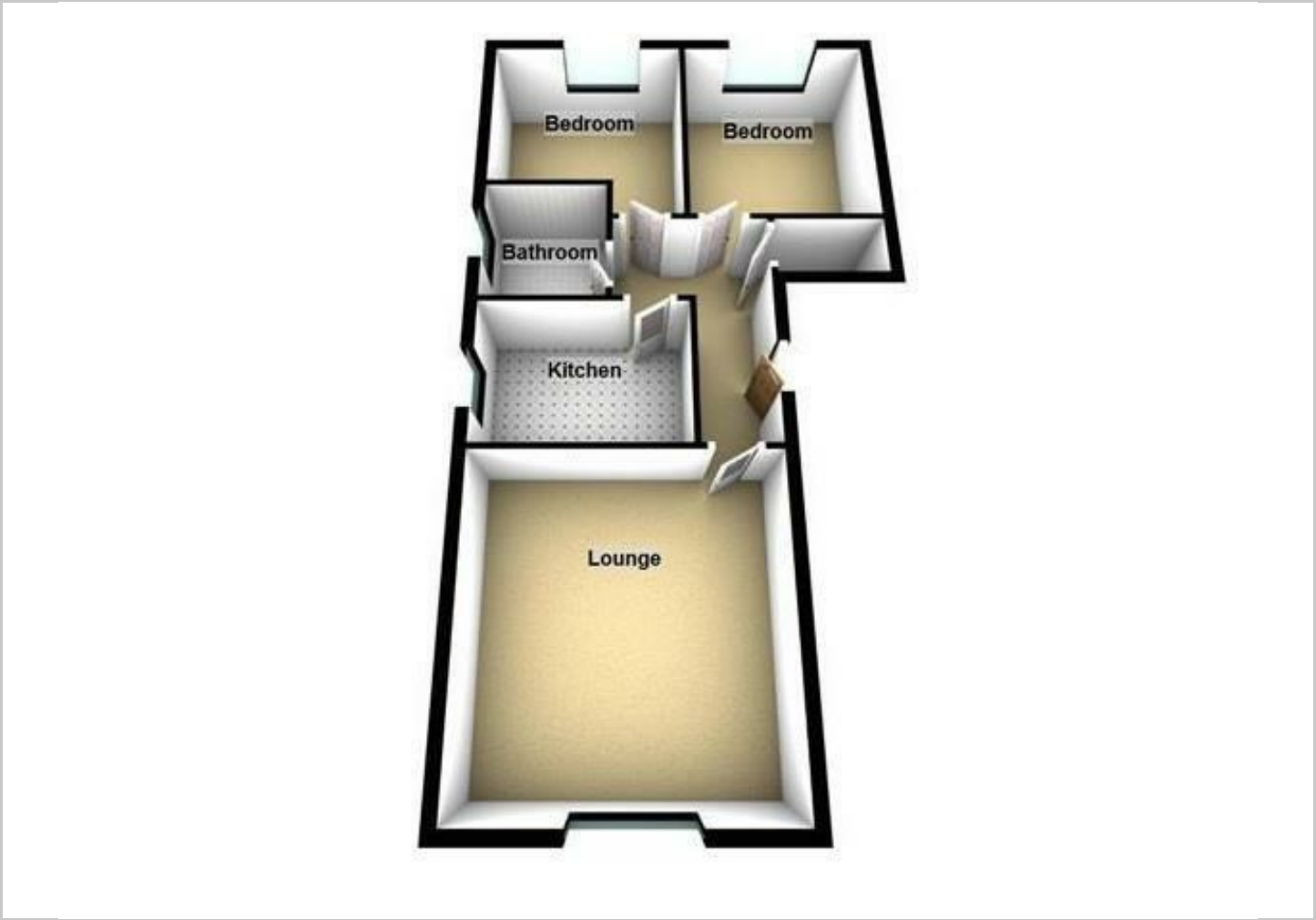
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







Floor Plans



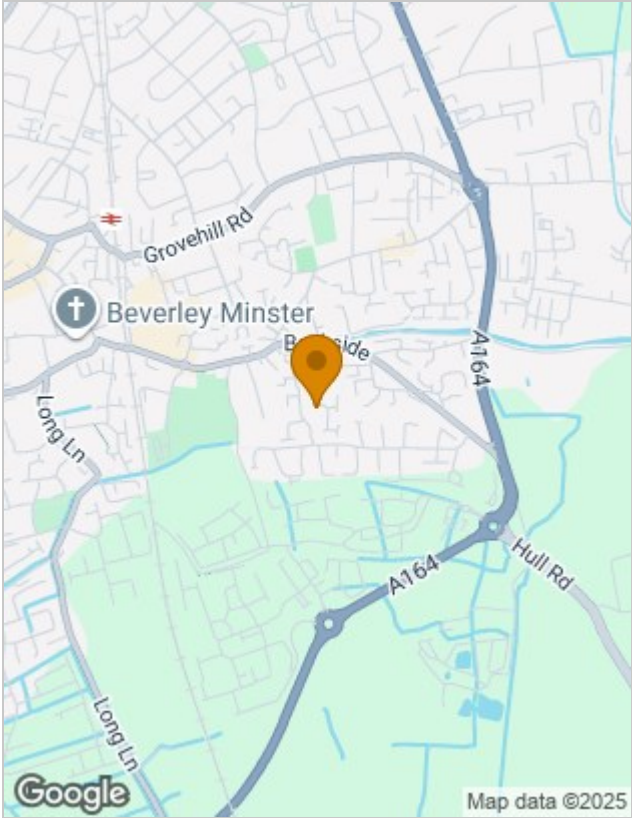
Viewing

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

