

staniford
grays



14 Mill Lane, Beverley, HU17 9JD

Offers In Excess Of £159,950





14 Mill Lane

Beverley, HU17 9JD

- SPACIOUS TWO BEDROOM END OF TERRACE HOUSE
- WALKABLE TO BEVERLEY TOWN CENTRE
- REQUIRES SOME MODERNISATION
- POTENTIAL FOR LOFT CONVERSION (PERMISSIONS MAY APPLY)
- TRADITIONAL LOUNGE BAY WINDOW
- NO ONWARD CHAIN

A fantastic opportunity to make this traditional two bedroom end of terrace property your own!

Ideally positioned just off Norwood on Mill Lane in Beverley this property offers generous living accommodation and exciting scope for improvement. Perfectly suited to those buyers looking to put their own stamp on a home not too far from the town centre.

The property offers a traditional bay fronted lounge diner, filled with natural light and character, alongside well proportioned bedrooms and first floor bathroom. While some modernisation is required, the home presents excellent potential to create a modern and comfortable home to suit, tailored to individual tastes.

Upstairs, two good sized bedrooms are complemented by the added advantage of loft conversion potential (subject to the necessary permissions), offering further scope to expand the living space and add value.

Externally, the property enjoys a lovely lawned rear garden, providing a private and peaceful outdoor setting. Two useful outhouses present an ideal opportunity for conversion into storage, workshops, or additional space which could be brought into the house.

To the rear of the garden, concrete pads are already in place, perfectly suited for the installation of a substantial garden office, studio, or hobbies room, perfect for modern lifestyles.



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ACCOMMODATION COMPRISES

- ENTRANCE HALL** 14'2" x 2'11" (4.34m x 0.91)
uPVC entrance door, vinyl flooring and a pendant light fitting.
- DINING ROOM** 12'11" x 11'10" (3.94m x 3.62m)
Wooden door with chrome handles, carpeted floor, brass pendant light fitting, rear aspect uPVC double glazed window, understairs cupboard, fireplace with gas fire, tiled hearth, back and mantle piece.
- LOUNGE** 14'2" x 10'11" (4.34m x 3.35m)
Sliding wooden pocket doors, carpeted floor, brass pendant light fitting, front aspect uPVC double glazed window, fire place with gas fire, tiled hearth, back and mantle piece.
- KITCHEN** 11'0" x 5'11" (3.37m x 1.81m)
Wooden door with chrome handles, vinyl floor, ceiling strip light, stainless steel drainer sink, side aspect uPVC double glazed window, a range of wall and base units, extractor fan and space for a fridge freezer.
- UTILITY ROOM** 6'4" x 5'8" (1.94m x 1.73m)
uPVC rear door, vinyl flooring, pendant light fitting, a range of wall and base units, plumbing for washing machine, and space for a dryer and under counter fridge.
- STAIRCASE AND LANDING** 12'9" x 4'11" (3.90m x 1.52m)
Carpeted flooring, pendant light fitting, loft hatch, wooden hand rail and banister.
- BATHROOM** 11'4" x 5'11" (3.46m x 1.82m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed privacy window, bath with electric shower over, pedestal wash hand basin, low flush WC and splash back tiling.
- BEDROOM ONE** 14'5" x 12'2" (4.41m x 3.73m)
Wooden door with chrome handles, carpeted floor, front aspect uPVC double glazed window and a pendant light fitting.



BEDROOM TWO

12'9" x 9'3" (3.91m x 2.82m)

Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, fitted cupboard (boiler housed).

EXTERIOR

To the front a concrete step and path with wrought iron gate, railings and brick wall. To the rear two brick outhouses, concrete path with brick wall and wooden gate with fence surround, lawned garden with mature borders and two concrete pads.

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 Freehold.

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



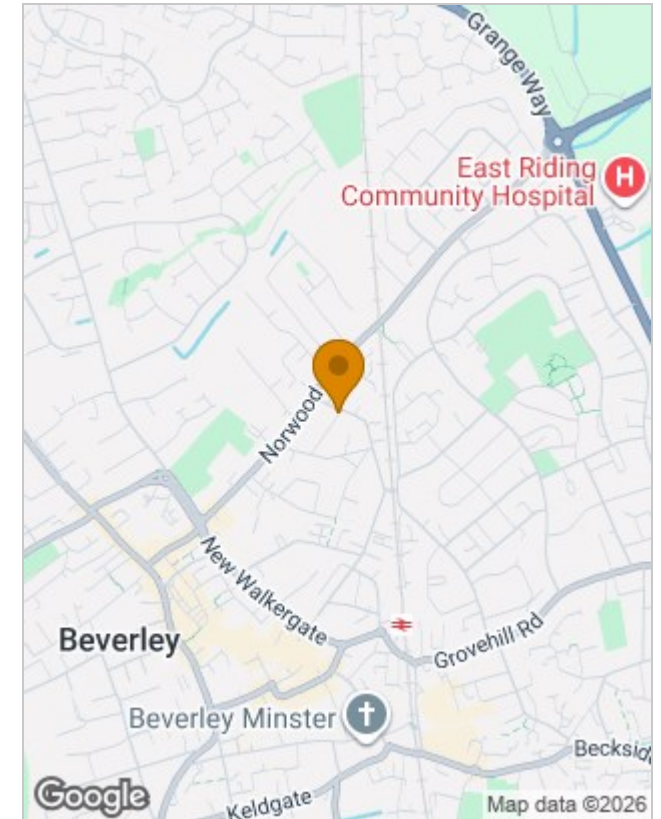
Viewing

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

