



**Offers over  
£160,000**

**60 Mill View Road,  
Beverley**



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

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

**TENURE**  
The property is Leasehold 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 'B'.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Dee Atkinson & Harrison**



This lovely ground floor flat on this well regarded development on the east side of Beverley will appeal to a range of buyers, possibly even those who were initially looking for a house as it provides some outside space with a patio area at the rear, adjacent to the flat and in the rear communal garden. Its position is excellent in our view, with visitors and residents not needing to pass the front window on the way to the communal door and the rear garden and side of the property not being overlooked. It has been extensively refurbished by the current owners since they bought it in 2021 which has included a new kitchen, shower room, central heating system and more. The accommodation in full comprises: an Entrance Hall, spacious Living Room with a bay window to the front, attractively fitted Kitchen with a range of fitted appliances, a Double bedroom with French doors to the rear, a further Double Bedroom and a Shower Room. There is a small open patio at the rear of the main bedroom that is open onto the communal gardens but is private space. The property benefits from an off street parking space. We should also note that the communal parts on these properties are also all in very good condition.

A really lovely 2 bedroom ground floor flat that is offered with no forward chain and is likely to attract significant interest. Early viewing is essential but we do have a 360 degree tour available.

#### ACCOMMODATION

Communal Entrance Door and Hallway - all in good condition.

Entrance Hall - a spacious hallway with a built in cupboard that houses the freezer.

Living Room - a delightful and spacious room with a bay window to the front.

Kitchen - an attractively fitted kitchen with a range of base and wall mounted units incorporating an electric oven and hob, fridge and freezer, and a dishwasher. There is a window to the side.

Bedroom 1 - a good sized double bedroom with French doors opening onto a patio area and giving access to the rear communal garden.

Bedroom 2 - a double bedroom with a window to the rear.

Shower Room - an attractively fitted shower room with a shower unit, low flush WC and wash hand basin with storage underneath. Window to the side.

Patio - there is a small private patio at the rear of the main bedroom.

Communal Gardens - beyond the private patio there are well maintained largely lawned communal gardens with a hedge and fencing to the perimeter. Only this and the adjacent ground floor flat have direct access to it and the access point for everyone else is at the other end of the building.

Parking - there is a designated and clearly marked allocated parking space in an area at the front of the property. Mill View Road itself provides further on street parking if required.

## 60 Mill View Road, Beverley, HU17 0UQ

#### DESCRIPTION

A superbly presented two bedroom ground floor flat with the advantage of a small patio area in the communal rear gardens. The property has been extensively refurbished since its purchase in 2021 and is absolutely ready to move into with a new kitchen, shower room, floor coverings and redecoration. Ideal for a range of purchasers, an early viewing is essential. No forward chain.

#### 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.



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