

# staniford grays



4 Mill View Court, Mill View Road, Beverley, HU17 0PH

£135,000





# 4 Mill View Court

Beverley, HU17 0PH

- GROUND FLOOR TWO BEDROOM APARTMENT
- EASY ACCESS TO BEVERLEY TOWN CENTRE/FLEMINGATE
- MODERN FITTED KITCHEN
- PURPOSED BUILT APARTMENT BLOCK
- SPACIOUS LOUNGE
- NO CHAIN

Ground floor two bedroom apartment development by quality builders Risby homes.

Positioned in a purpose built apartment block just moments from Beverley Beck and within easy walking distance of the town centre, this well presented two bedroom ground floor apartment offers an excellent opportunity for first time buyers and investors alike.

Ideally positioned for easy access to Flemingate's retail and leisure facilities, as well as Beverley's historic market town amenities, cafés, restaurants and transport links, the location strikes the perfect balance between convenience and lifestyle. From waterside walks along the Beck to evenings out in the town's vibrant centre, everything is right on your doorstep.

The apartment itself features a spacious open plan lounge kitchen, creating a comfortable and versatile living space. A modern fitted kitchen provides ample storage and workspace, while the contemporary wet room shower adds practicality and ease of maintenance. Two well proportioned bedrooms offer flexibility for guests and home working.

Externally, the property benefits from dedicated parking along with additional visitor spaces, a valuable feature so close to the town centre.

Whether you're looking to step onto the property ladder, downsize to something manageable, or secure a strong rental investment in one of East Yorkshire's most



£135,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 10'9" x 7'5" (3.30m x 2.27m )  
Wooden door with chroma handles, laminate floor and two pendant light fittings.

**BATHROOM** 6'9" x 6'1" (2.08m x 1.86m )  
Wooden door with chrome handles, tiled floor, vanity unit with low flush WC, wash hand basin and mixer tap. Wet room shower with mixer shower.

**BEDROOM ONE** 11'11" x 9'8" (3.64m x 2.96m )  
Wooden door with chrome handles, laminate floor, pendant light fitting and a rear aspect uPVC double glazed window.

**BEDROOM TWO** 11'11" x 6'11" (3.65m x 2.13m )  
Wooden door with chrome handles, laminate floor, pendant light fitting and a rear aspect uPVC double glazed window.

**LOUNGE** 15'0" x 13'11" (4.59m x 4.26m )  
Wooden door with chrome handles, laminate floor, front and side aspect uPVC double glazed windows.

**KITCHEN** 10'8" x 6'11" (3.26m x 2.12m)  
Vinyl floor, ceiling spotlights, rear aspect uPVC double glazed window, stainless steel drainer sink with mixer tap, plumbing for washing machine a range of wall and base units, integrated electric four ring hob and oven with extractor fan and splash back tiling.

**EXTERIOR**  
The property is situated on the ground floor within a block of apartments.



**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.

The least term is 125 years from 16th December 2004.

Ground rent is £50 per annum, and the service charge is £880 per annum.

**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.

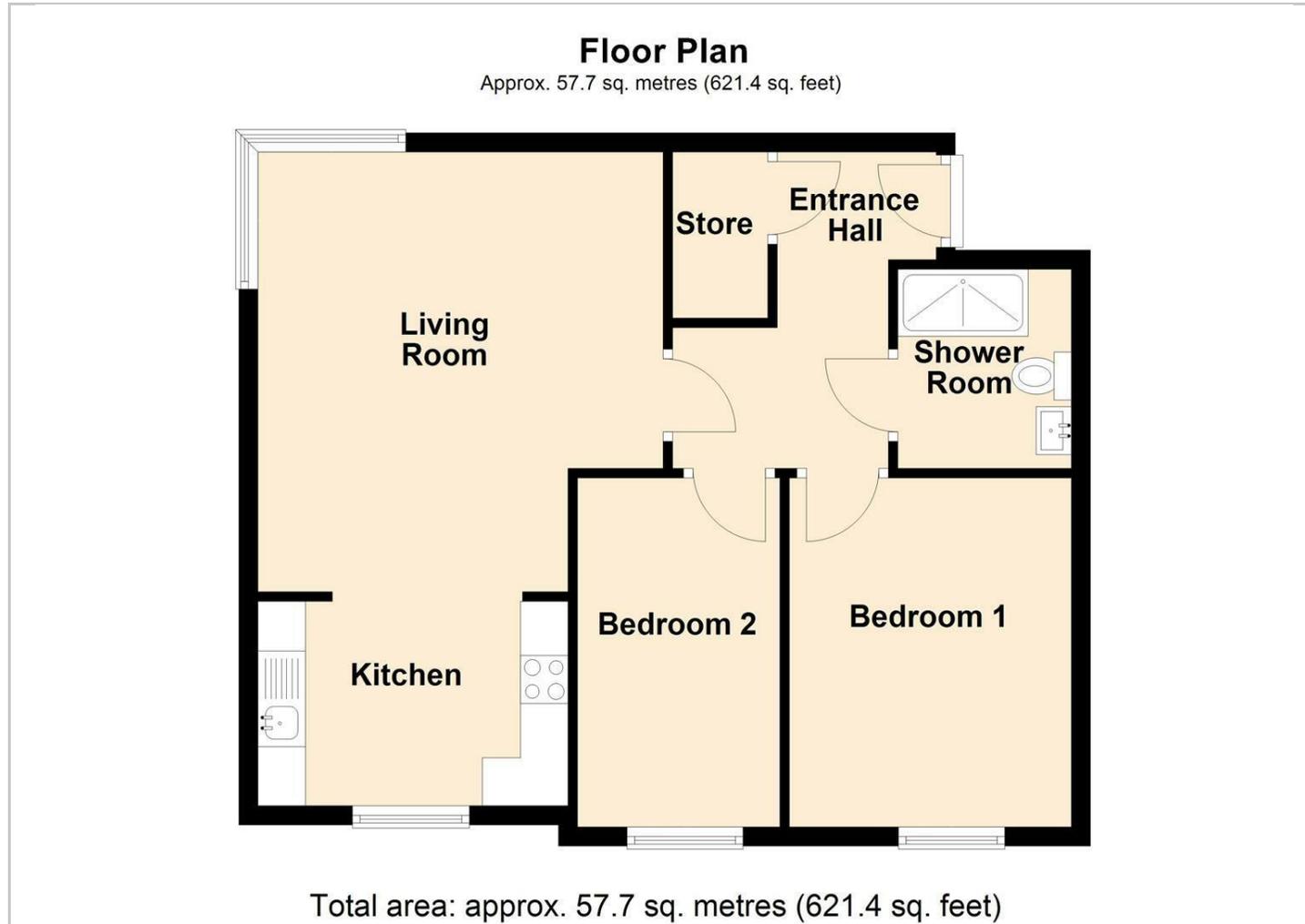
**MISREPRESENTATION ACT 1967**

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



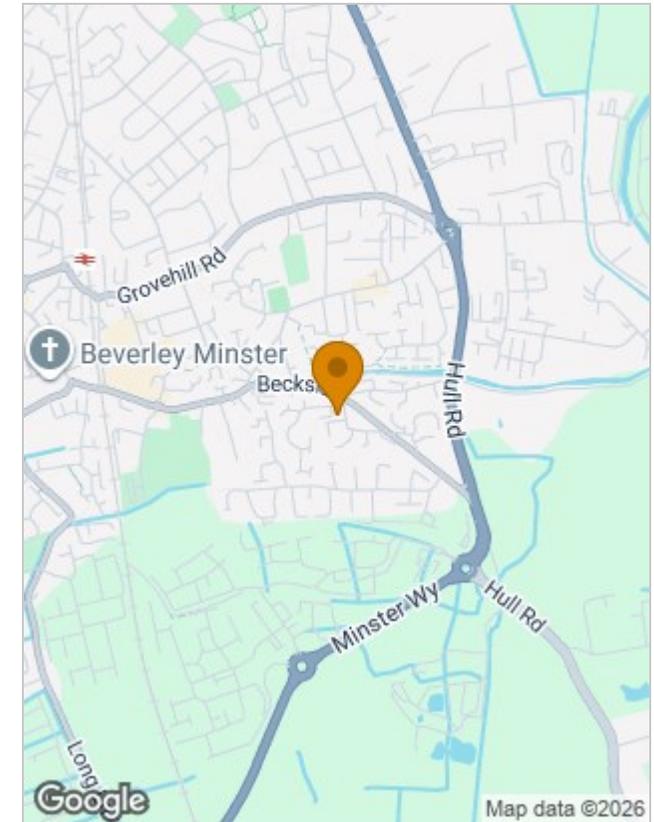
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		