

staniford
grays



78 Mill View Road, Beverley, HU17 0UQ

£284,950





78 Mill View Road

Beverley, HU17 0UQ

- FOUR GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- WALKABLE TO BEVERLEY TOWN CENTRE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- RECENTLY EXTENDED
- TOP FLOOR PRINCIPAL BEDROOM WITH ENSUITE

Four bedroom semi detached family home is the popular Becksides area of Beverley!

Located in the popular Becksides area of Beverley, this attractive four bedroom semi-detached home offers spacious and versatile accommodation ideal for the modern family. Positioned within easy reach of local amenities, well regarded schools and Beverley's historic town centre, the property combines a convenient setting with a welcoming residential feel.

The accommodation is thoughtfully arranged over three floors and features a spacious lounge with an attractive bay window, creating a bright and comfortable living space. To the rear, a modern fitted kitchen diner provides an excellent hub for family life and entertaining, with French doors opening directly onto the rear patio garden, allowing plenty of natural light and easy access to outdoor space.

Upstairs, the property offers four well proportioned bedrooms, including an impressive top floor principal bedroom complete with its own ensuite bathroom, providing a private retreat away from the main living areas.

Externally, the property benefits from off street parking for multiple vehicles and an enclosed rear garden, ideal for families and outdoor enjoyment.

Becksides remains a sought after part of Beverley, appreciated for its convenient access to the town centre, scenic walks and excellent transport links, making this an ideal



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'8" x 2'10" (1.43m x 0.88m)
Composite entrance door, carpeted floor and ceiling spotlights.

LOUNGE 14'9" x 12'10" (4.51m x 3.93m)
Wooden door with chrome handles, laminate floor, ceiling spotlights, front aspect uPVC double glazed bay window and feature fire place with wooden surround.

KITCHEN DINER 16'1" x 10'7" (4.92m x 3.24m)
Wooden door with chrome handles, luxury vinyl floor, ceiling spotlights, rear aspect uPVC double glazed window, integrated four ring gas hob, extractor fan, fridge freezer, microwave, dishwasher, oven and grill. Plumbing for a washing machine, understairs cupboard with space for a dryer, a one and a half bowl composite drainer sink with mixer tap and a range of wall and base units.

STAIRCASE AND LANDING 15'0" x 10'4" (4.59m x 3.16m)
Carpeted floor, ceiling spotlights, wooden hand rail, wooden banister with spindles and a storage cupboard.

BATHROOM 5'10" x 5'6" (1.78m x 1.68m)
Wooden door with chrome handles, tiled floor, central ceiling light, side aspect uPVC double glazed window, bath with mixer tap, full splash back tiling, vanity unit with wash hand basin and mixer tap, electric shower over the bath, chrome towel radiator and a low flush WC.

BEDROOM ONE 9'4" x 6'9" (2.86m x 2.07m)
Wooden door with chrome handles, laminate floor, ceiling spotlights and a rear aspect uPVC double glazed window.

BEDROOM TWO 9'1" x 9'4" (2.79m x 2.86m)
Wooden door with chrome handles, pendant light fitting, laminate floor and a rear aspect uPVC double glazed window.

BEDROOM THREE 8'11" x 8'10" (2.74m x 2.71m)
Wooden door with chrome handles, carpeted floor, ceiling spotlights and a front aspect uPVC double glazed window.

SECOND LANDING 11'9" x 3'1" (3.60m x 0.94m)
Velux window, carpeted floor wooden banister and spindles.

**PRINCIPAL BEDROOM**

16'4" x 15'5" (4.98m x 4.71m)

Wooden door with chrome handles, carpeted floor, ceiling spotlights, two rear aspect uPVC double glazed windows and eves storage.

ENSUITE SHOWER ROOM

7'4" x 5'3" (2.25m x 1.61m)

Wooden door with chrome handles, luxury vinyl floor, ceiling spotlights, Velux window, chrome towel radiator, shower enclosure with mixer shower, vanity unit with wash hand basin and mixer tap and a low flush WC.

EXTERIOR

To the front a concrete driveway with off street parking for multiple vehicles, lawn with shrub borders and a flagged path to the front door. To the rear a flagged rear garden with wall and fence surround.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford 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@stanfords.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."

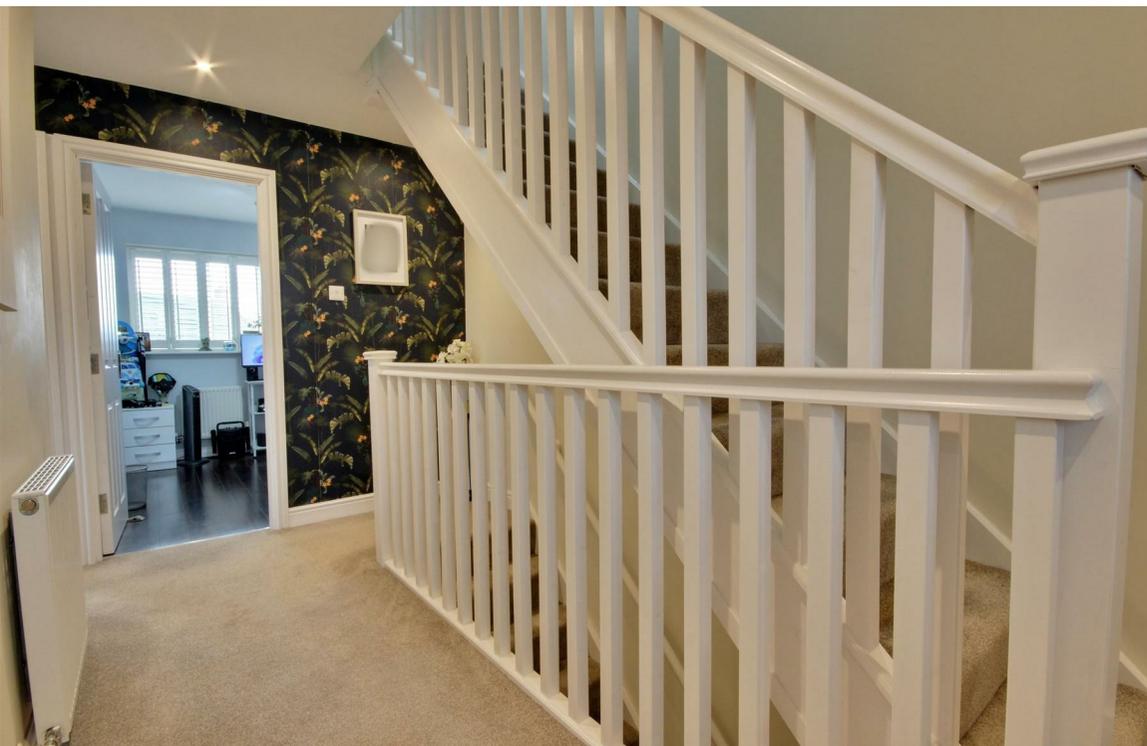
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

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

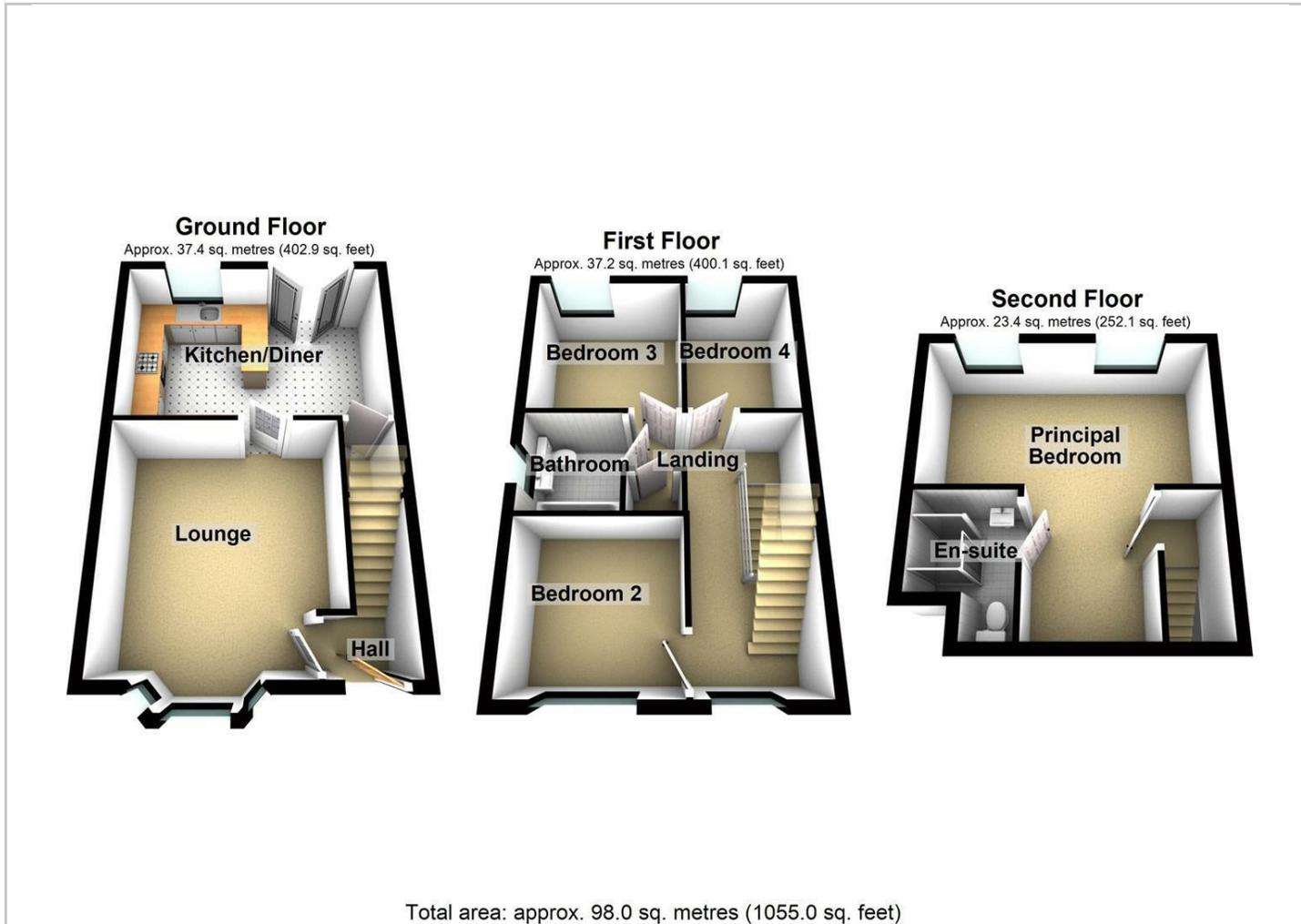
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal 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



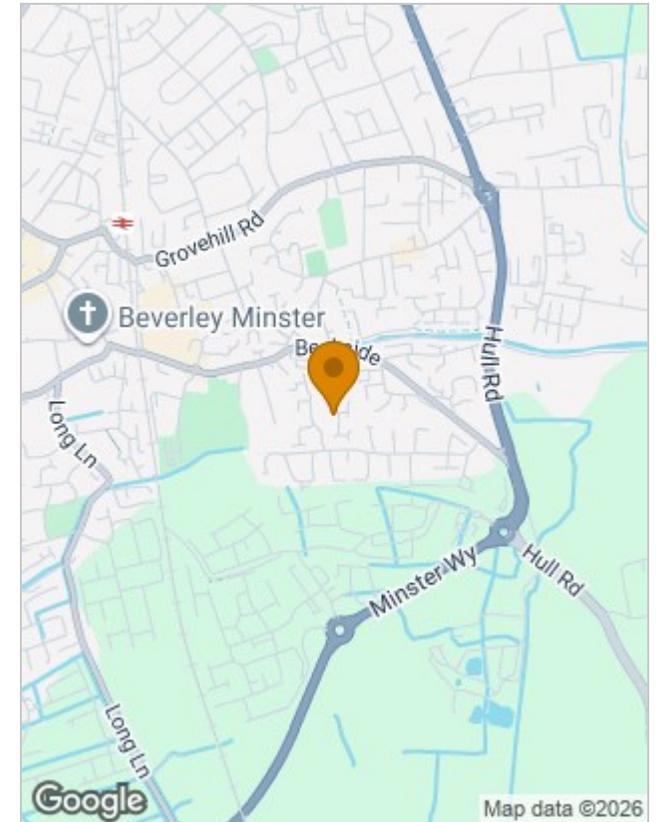
Viewing

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) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	