

staniford
grays



2 Mill Lane Court, BEVERLEY, HU17 9HA

£195,000



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2 Mill Lane Court

BEVERLEY, HU17 9HA

- CENTRAL LOCATION CLOSE TO BEVERLEY TOWN CENTRE
- CHARMING TWO-BEDROOM SEMI-DETACHED HOUSE
- CARPORT WITH PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING
- NO ONWARD CHAIN - VACANT POSSESSION
- SPACIOUS LOUNGE WITH NATURAL LIGHT
- KITCHEN DINER
- LOVELY LAWNED GARDEN WITH PATIO AREA

This delightful two-bedroom semi-detached house in a small cul-de-sac, perfectly combines comfort and convenience, nestled in a central Beverley location and offered with vacant possession and no onward chain.

As you step inside, you will enter the small porch leading to the inviting lounge, which flows into the kitchen diner at the rear.

The thoughtful layout includes a staircase from the Lounge to the first floor, where you'll find a good sized double bedroom overlooking the front and a well-sized single bedroom at the rear, ideal for guests, a home office, or a child's room.

The bathroom, features a shower over the bath, offering both functionality and comfort. Outside, the property boasts a lovely lawned garden, perfect for enjoying sunny afternoons, along with two useful garden sheds for all your storage needs.

The inviting flagged patio is perfect to unwind or to host summer barbecues. Parking is easy with a carport and allocated parking accommodates two vehicles. Plus, you're just a short stroll away from Tesco supermarket and the vibrant Saturday market and town centre offering everything you need right on your doorstep.

This charming home presents an exceptional opportunity for investors or first-time buyers looking to embrace the Beverley lifestyle. Don't miss your chance to make it your own!

£195,000



ACCOMMODATION COMPRISES

ENTRANCE PORCH

4'3" x 3'1" (1.31m x 0.95)

With uPVC double glazed front door with fan light, laminate wood floor, pendant light fitting and a front aspect uPVC double glazed window.

LOUNGE

13'1" x 12'3" (4m x 3.74m)

Wood door with brass handles, laminate wood floor, pendant light fitting, wall mounted electric fire and a front aspect uPVC double glazed window.

KITCHEN

13'1" x 8'3" (4 x 2.53)

Wood door with brass handles, uPVC back door with privacy glass panels, vinyl floor, strip light, rear aspect uPVC double glazed window, stainless steel drainer sink, extractor fan, four ring gas hob, electric oven a range of wall and base units. Wall unit cupboard conceals the recently fitted Ideal Standard boiler which has the balance of a 10 year warranty.

STAIRCASE/LANDING

6'0" x 2'9" (1.84m x 0.84)

Carpeted floor, wooden bannister with spindles and loft access.

BEDROOM ONE

13'1" x 8'8" (4m x 2.65m)

Wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window with TV and phone points.

BEDROOM TWO

8'7" x 6'6" (2.63m x 2m)

Wood door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and airing cupboard housing the water cylinder.

BATHROOM

6'1" x 5'7" (1.87 x 1.72)

With vinyl flooring, rear aspect uPVC double glazed privacy window, pedestal wash hand basin, panel bath with electric shower attachment over and low flush WC.



EXTERIOR

To the front a lawned area with concrete and flagged driveway with car port and a flagged path.

To the rear a flagged patio area with lawn, two garden sheds, a gate and wooden fenced perimeter.

LOCATION

The property is located in a private cul-de-sac, close to Beverley town centre, making this home within an ideal walking distance of the town centre and all the local amenities on offer.

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 :

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.

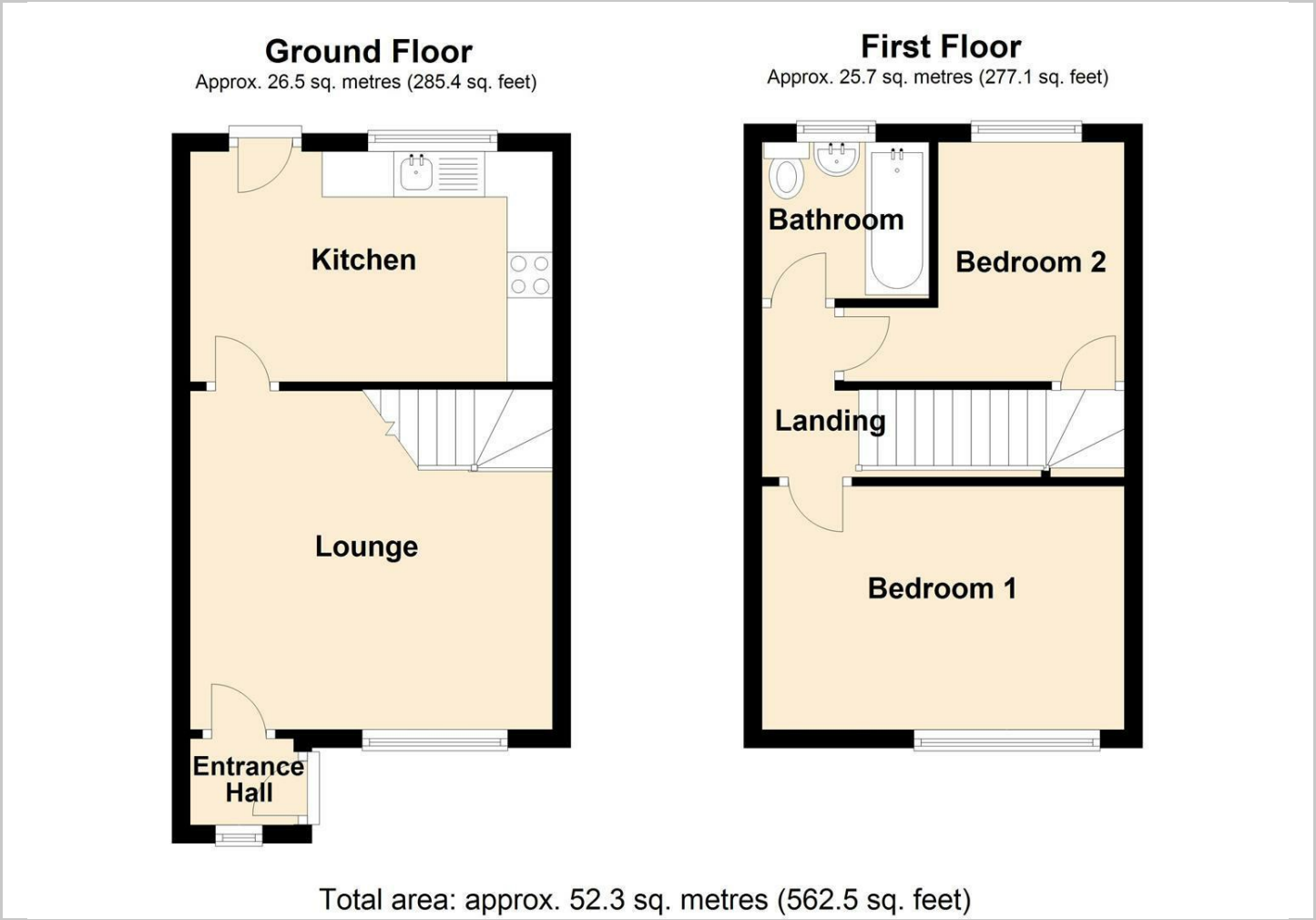
MISREPRESENTATION ACT 1967

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

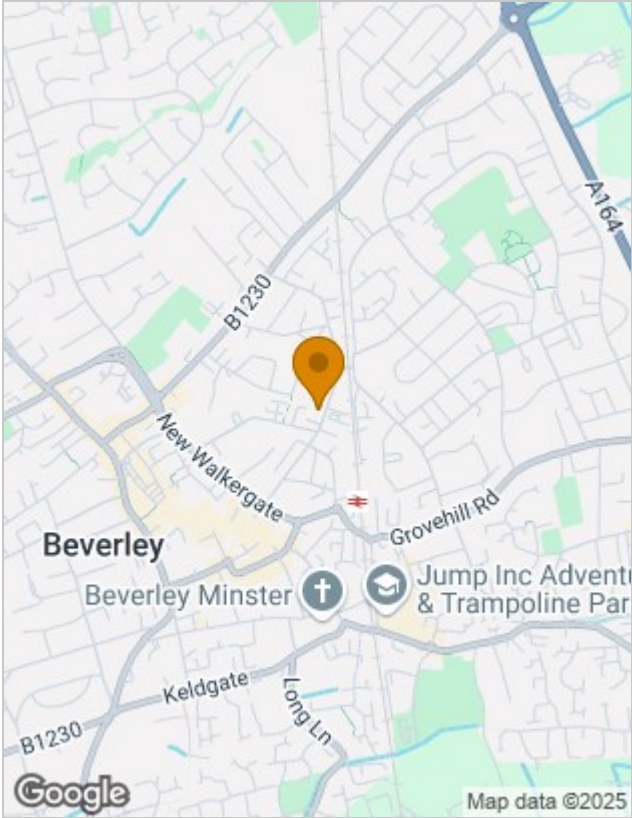


Viewing

Please contact our Beverley Office 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.

Location Map



Energy Performance Graph

