



QUICK&CLARKE

The Property Specialists

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56 Mill Lane, Beverley HU17 9JD
Offers Over £150,000

- No onward chain
- Vacant possession
- Very close to town centre, railway station and amenities
- Two double bedrooms
- Open plan ground floor
- First floor bathroom
- Westerly facing garden
- Council Tax Band: A
- EPC Rating: C

An extended Period mid-terrace situated in a very convenient location close to the Railway Station and the town centre. Having been re-modelled in the past with an open plan living dining kitchen, the property also boasts two double bedrooms to the first floor and a modern house bathroom. With a westerly facing garden, uPVC double glazing and a modern combi-boiler, this property will appeal to first time buyers and investors alike.

LOCATION

The property is located in a very convenient position just to the east of the town centre and close to the Railway Station and large Tesco supermarket. Situated on the corner of Mill Lane and Wellington Road, the convenient position is most certainly a selling point of this property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING DINING ROOM

19'3" x 12'10" (5.87m x 3.91m)
A uPVC obscured glass panelled front door opens into the open plan ground floor space which provides for a roomy feel in this extended property. Laminate flooring. Window to front elevation. Space for living and dining room furniture.

KITCHEN

10'3" x 10'9" (3.12m x 3.28m)
The extended kitchen offers a good range of wall and base storage units with beech style fronts and granite style work surfaces. Ceramic tiled splashbacks. Four ring gas hob with extractor over and integrated oven. Stainless steel sink and drainer. Two overhead skylights and uPVC glass panelled door opening into the garden. Window to one side.

FIRST FLOOR

BEDROOM 1

12'11" x 9'7" (3.94m x 2.92m)
Window to the front elevation and wall mounted modern Ideal Standard gas combi-boiler.

BEDROOM 2

12'9" x 6'0" reducing to 4'10" (3.89m x 1.83m reducing to 1.47m)
Large enough to accommodate a double bed and with window to rear elevation.

BATHROOM

5'8" x 5'10" (1.73m x 1.78m)
With a three piece sanitary suite comprising pedestal hand wash basin, low level w.c. and panelled bath. Tiled splashbacks. Window to rear elevation.

OUTSIDE

The property fronts onto the pavement in keeping with its heritage.

The rear garden is westerly facing with a fenced perimeter. With a central concrete path there are lawned gardens either side and a gate to the rear which provides access onto a right of way onto Wellington Road.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 62025