



**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

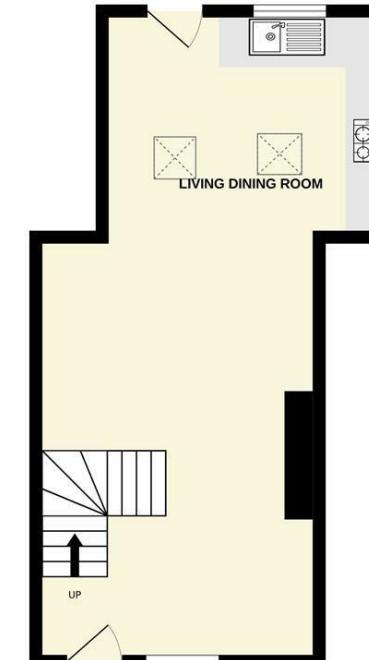
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

## FINANCIAL SERVICES

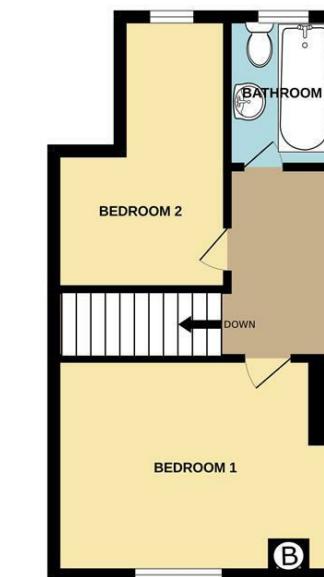
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GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. There may be some minor inaccuracy in the floorplan due to rounding off or 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 fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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