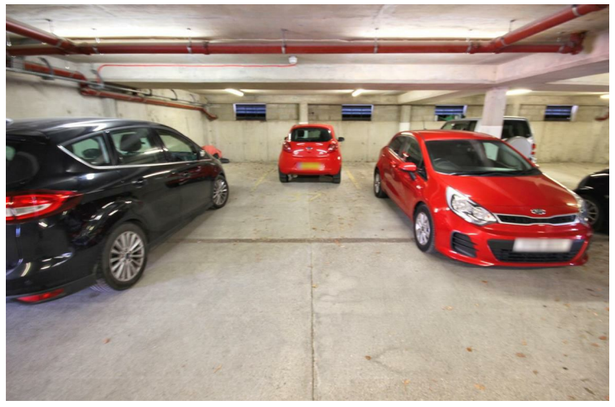


Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

37 Delta Mill Lane, Beverley HU17 9AY

£124,950

Beverley | Cottingham | Hornsea | Willerby

- Second floor two bed apartment
- Fully re-carpeted and decorated
- Open plan living dining kitchen
- Modern kitchen and bathroom
- Views over Beverley
- Parking in secure car park
- Close to town centre
- Superb Wi-Fi signal!
- EPC - D

Situated at the rear of this purpose-built development, this attractive second-floor apartment offers a peaceful retreat from the bustle of traffic, with the added benefit of having no neighbours living above you. The property has been fully redecorated and re-carpeted throughout, creating a light and bright ambience that ensures it is ready for a new owner to move straight in. Beyond its quiet position, the location is exceptionally convenient, placed within easy reach of local amenities and the train station for straightforward commuting.

The living room serves as a particular highlight, featuring a Juliet balcony that affords far-reaching views across the town centre. This sense of space and outlook is matched by the practical benefits of the building, which include secure gated undercover parking. Every room is beautifully presented, and the apartment is offered to the market with no onward chain, making for a smooth and efficient transition.

Completing the home is a modern kitchen and bathroom alongside an economical electric heating system.

Given its "turn-key" condition and prime location, an early viewing is highly recommended to fully appreciate the quality of the finish and the superb views on offer.

LOCATION
The property is located in this purpose built apartment block on Mill Lane which lies just to the east of the town centre. In an excellent position to access all of the amenities of Beverley, the property is a convenient walk away from the railway station, Flemingate development and the large Tesco supermarket.

THE ACCOMMODATION COMPRISES

SECOND FLOOR

ENTRANCE HALL
Modern composite front door with security spyhole, intercom access from the communal front door and large storage cupboard.

OPEN PLAN LIVING DINING KITCHEN
27'7 x 13' (8.41m x 3.96m)
A very well proportioned room with space for kitchen, dining and living room furniture. A Juliet balcony has French doors which open to allow unbridled views over the rooftops to the town centre with St Mary's church in the background.

The kitchen has a good range of wall and base storage units with beech effect fronts, ceramic tiled splashbacks and laminate worksurfaces. Four ring electric hob with extractor over, integrated oven, fridge and dishwasher, and inset stainless steel circular sink.

BEDROOM 1
11'6 x 10'2 (3.51m x 3.10m)
Window to the rear elevation.

BEDROOM 2
8' x 7'7 (2.44m x 2.31m)
Window to the rear elevation.

BATHROOM
10' x 6'5 (3.05m x 1.96m)
Three piece sanitary suite comprising panelled bath with shower over and glass screen, close coupled WC and pedestal hand wash basin. Heated towel rail and cupboard housing the electric hot water tank.

OUTSIDE
The property is positioned to the rear of the apartment block and access is gained through the eastern door.

Secure vehicular parking is found beneath the building and is accessed through electric wrought iron vehicular gates which also provide access to the rear of the property.

SERVICES
Mains electric, water and drainage are available or connected to the property.

CENTRAL HEATING
The property benefits from electric heating.

DOUBLE GLAZING
The property benefits from uPVC Double Glazing.

TENURE
We believe the tenure of the property to be Leasehold and the Ground rent is currently £95.27 paid twice a year and a maintenance charge of £225 paid quarterly.

COUNCIL TAX
The Council Tax Band for this property is Band B.

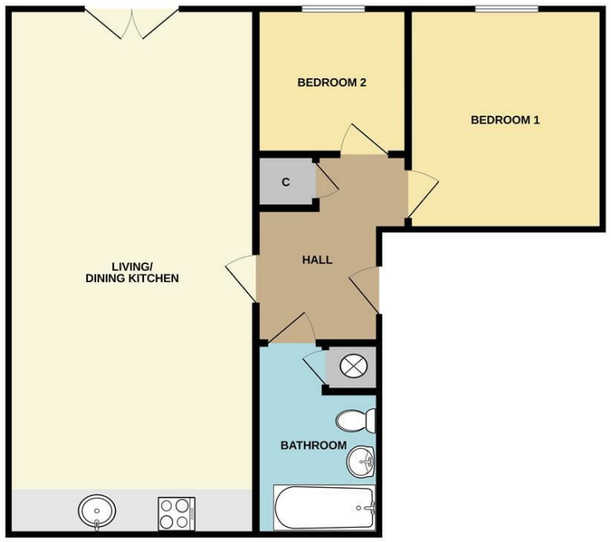
VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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 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

EPC RATING
For full details of the EPC rating of this property please contact our office.

SECOND FLOOR



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 ©2022