



2 Mill Lane | Eberston, YO13 9NL

Number 2 Mill Lane is a mid terraced property situated in this sought after location in need of modernisation yet offering good sized accommodation comprising reception hallway, lounge, good sized kitchen, cloakroom and conservatory on the ground floor with on the first floor landing, three bedrooms and family bathroom. The loft offers potential for conversion subject to any necessary planning consents which

are required. The south facing front garden comprises mainly lawn with an enclosed rear garden also. The property is situated along a peaceful lane in Eberston and is within easy travelling distance of the coast, Pickering, the North York Moors, etc.. NO ONWARD CHAIN. Viewing recommended.



Guide Price £173,500



Accommodation Comprises

Entrance Door leads to

Reception hallway

With stairs to first floor landing.

Lounge

15'3" x 12'11" (4.65m x 3.94m)

Multi burner stove with tiled hearth, double glazed window to the front elevation, spot lighting.

Kitchen

15'2" x 9'2" (4.62m x 2.79m)

comprising double bowl stainless steel sink unit with mixer tap over, wall and base units incorporating drawer compartments, tiled splash backs, space for oven, extractor canopy over, room for automatic washing machine, double glazed window to the rear elevation, wall mounted electric heater.

Cloakroom

With low flush w.c. Wash hand basin.

Conservatory

19'11" x 7'10" (6.07m x 2.39m)

On a brick base with double glazed windows, french doors opening onto the rear garden, two wall mounted electric heaters, second door leading to outside and brick store.





First Floor

Landing

Access to roof space. wall mounted heater.

Bedroom One

13'4" x 10'2" (max) (4.06m x 3.10m (max))

With double glazed window to the front elevation overlooking the garden,

Bedroom Two

10'9" x 9'3" (max) 6'11" (min) (3.28m x 2.82m (max) 2.11m (min))

Built in and fitted wardrobes with cupboards above, wall mounted electric heater, double glazed window to the rear elevation.

Bedroom Three

8'7" (max) x 8'4" (2.62m (max) x 2.54m)

With wardrobe, double glazed window to the front elevation.

Bathroom

Comprising panel led bath, shower unit over, pedestal wash hand basin, low flush w.c., chrome heated towel rail, double glazed window, partial wall tiling.



Outside

The front garden is enclosed with wrought iron gates leading to laid lawn. To the rear there is a paved area, laid lawn, seating area and brick store.

Services

Mains electricity, water and drainage are connected.

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Total area: approx. 97.7 sq. metres (1051.6 sq. feet)
2 Mill Lane, Ebberston

VIEWING

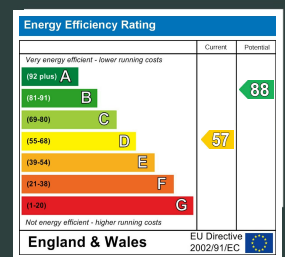
Strictly by appointment with the agents.

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

Band D



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