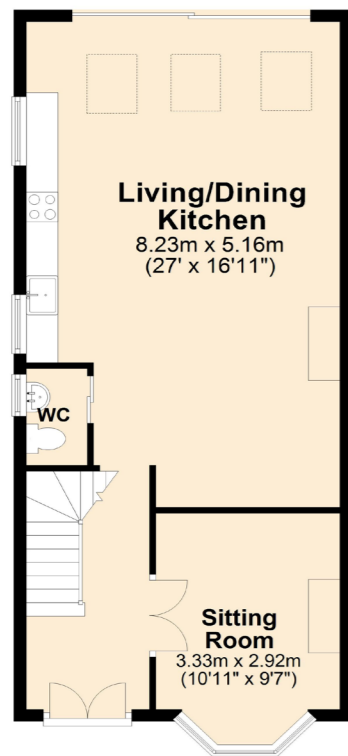


Approx. 58.4 sq. metres (628.9 sq. feet)

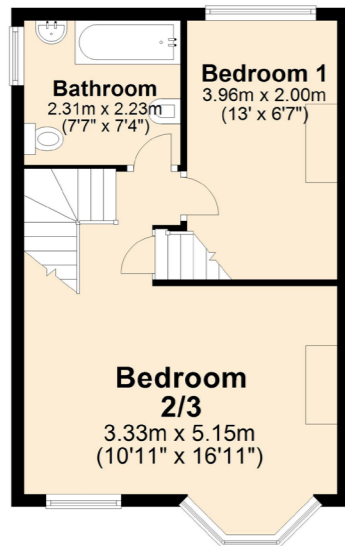


Total area: approx. 97.7 sq. metres (1051.7 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUP.

**First Floor**

Approx. 39.3 sq. metres (422.8 sq. feet)



**86 Mill Lane,  
Beverley**

**£295,000**

**HEATING & INSULATION**

The property has gas-fired radiator central heating and double glazing in a mixture of timber and uPVC frames.

**SERVICES**

All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is held under freehold title with vacant possession on completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office. Tel: 01482 866844.



**Awaiting Photo**

12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**





**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**ENTRANCE HALL**

With radiator and stairs leading off. Double doors lead to:

**SITTING ROOM**

With large wooden bay window, period cast iron fire place with tiled hearth and living flame gas fire and shelved alcoves either side. Radiator, exposed floorboards and ceiling cornice.

**SEPARATE WC**

With low level toilet and wash hand basin.

**LIVING / DINING KITCHEN**

With a recent extension creating a 27 foot long space. A gas log burner with shelved alcove creates focal point to a living space. There is a range of shaker style cuboards with an oak worktop with square sink, electric hob and extractor fan and electric oven. There are spaces for a slimline dishwasher, plumbing for an automatic dishwasher and and large fridge freezer.

Three velux roof windows and large sliding doors create a light and spacious dining area from which you can spill out onto the adjacent outside patio.

**FIRST FLOOR**

**LANDING**

Door to staircase leading to loft room with velux rooflight.

**BEDROOM ONE**

With built in dressing table with shelves above and radiator.

**BEDROOM TWO**

Built-in pine wardrobes to both sides of the chimney breast, large bay window and radiator.

**BATHROOM**

A white suite with a low level WC, wash hand basin, panelled bath with mixer tap shower fitment and screen and bidet.

**EXTERNAL**

A block pave drive way gives ample parking to the front of the property. A shared drive gives access down the side of the property with a gate to the private rear garden. Leading from the house a patio area provides a great outdoor living/ dining space. There is a large timber shed. The remaining garden is mainly laid to lawn with mature shrubs and borders. Mature hedging creates a very private and secure garden. At the bottom of the garden there is a pergola and a number of trees as well as small feature pond and garden shed.

**86 Mill Lane, Beverley, HU17 9DH**

**DESCRIPTION**

This traditional 1930s bay fronted three bedroomed semi-detached house has been recently extended and remodelled creating a very generous and attractive open plan rear kitchen and living space. From here large modern full width sliding doors provide a lovely outlook and direct access to the property's sizeable and private rear garden. There is a cosy front sitting room and upstairs the current owners have knocked two original front bedrooms into one spacious open plan bedroom and study space. This could easily be reverted to reinstate the third bedroom, if required. The property has off road parking to the front forecourt and also a shared drive to the side of the property giving good access and ideal storage adjacent to a substantial modern timber shed/workshop. The long rear garden is a rare find in a town centre home, fully hedged and extremely private. This is a superb opportunity to acquire a highly individual home with good sized garden so close to the town centre.

**SITUATION**

Mill Lane is on the east side of Beverley's bustling town centre where in and around the Georgian market place there is a wide selection of shops, bars and cafes, many of which are well within half a mile of the house. The railway station is close to hand, and other amenities include bus travel, sports clubs and a leisure centre with swimming pool, and a cinema at the modern Flemingate development.

