

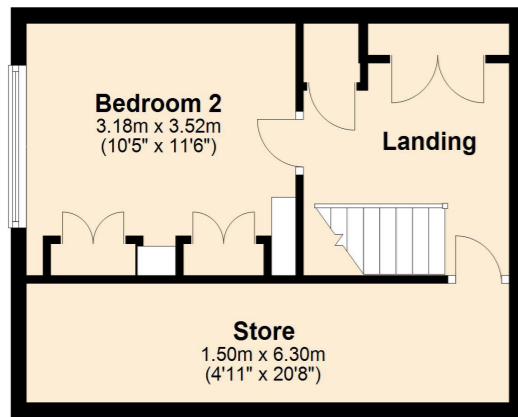
Ground Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)



Total area: approx. 100.6 sq. metres (1083.1 sq. feet)



£195,000

**188 Sigston Road,
Beverley**

HEATING & INSULATION

The property has gas-fired radiator central heating and includes uPVC double glazed windows.

SERVICES

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

TENURE

The property is freehold. Vacant possession upon 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 'B'.

VIEWING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

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188 Sigston Road, Beverley, HU17 9PE

DESCRIPTION

This is the property for you if you are looking for a home enjoying a cul-de-sac position with large and private sunny rear garden. The property having been in the same ownership for about 55 years, you will also need to embrace the opportunity to modernise, possibly further develop, the accommodation to create a finished home to personal taste and specification. This dormer bungalow currently has two double bedrooms, one on each floor, and already a side garden room has been added. There may be potential to increase living space within the roof void, whilst the generous back garden would also allow further extension, if desired and subject to any consents needed.

SITUATION

The property is in a small cul-de-sac on the north eastern edge of the town, close to the A164 (Swinemoor Lane). It is only about a mile to the centre of Beverley where Saturday Market square is surrounded by Georgian buildings providing a wide range of shops, and also bars, cafes and eateries. Beverley also has a wide range of sports and recreational facilities, bus and rail travel, and bordering common pastures know as the Westwood – home to golf and horse racing courses.



THE ACCOMMODATION COMPRISES: FIRST FLOOR

GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

With cloaks cupboard and radiator.

LOUNGE

With an open tiled fireplace and patio doors to the rear garden. Radiator and ceiling coving.

BREAKFAST KITCHEN

With a small built-in pantry cupboard and range of fitted base and wall units with worktops incorporating one and a half bowl single drainer sink. Provision for washing machine and electric cooker. Radiator and wall-mounted gas boiler.

GARDEN ROOM

Radiator.

BEDROOM ONE

With a run of fitted wardrobes, radiator and ceiling coving.

BATHROOM / WC

White suite comprises panelled bath, pedestal wash-hand basin and low level toilet suite. Approx. half height wall tiling, radiator and ceiling coving.

LANDING

Full height built-in double cupboard. Airing cupboard housing hot water cylinder (fitted electric immersion heater). Door to front roof eaves.

BEDROOM TWO

Fitted furniture including wardrobes and chests of drawers. Radiator.

OUTSIDE

GARAGE

(5.82m x 2.71m / 19'10" x 8'9") Concrete sectional construction with up-and-over door and rear door to garden. Approached over a concrete driveway.

GARDEN

A small area of front garden has a low boundary wall. The main garden to the rear, with a south-easterly aspect, enjoys good privacy and is of above average size, widening towards the rear boundary. It is mainly gravelled with a number of shrubs, a pond and trees providing a screen around the boundaries.