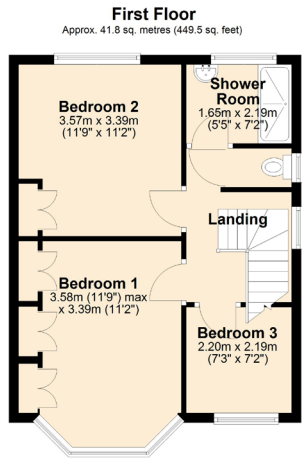


Total area: approx. 86.9 sq. metres (935.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### HEATING AND INSULATION

The property has gas-fired central heating and double glazing.

#### SERVICES

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

#### TENURE

Freehold. Vacant possession upon completion.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.



£225,000

155 Sigston Road,  
Beverley



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://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





### LOCATION

The property is situated towards the north east side of Beverley in a well established and popular residential area. Its location provides good access to Beverley town centre. Beverley provides an extensive range of shops, restaurants and local amenities. The nearby A1035 and A164 provide links to Hull and the wider road network.

### ACCOMMODATION

Entrance Hall

Living Room - with bay window to the front.

Dining Room - with sliding patio doors to the garden.

Kitchen - a good sized kitchen for a traditional semi detached house with a range of base and wall mounted units.

Bedroom 1 - a double bedroom with bay window to the front and extensive fitted wardrobes.

Bedroom 2 - a double bedroom.

Bedroom 3 - a single bedroom.

Shower Room - with a walk-in shower and pedestal wash hand basin.

Separate WC - low flush WC.

Outside - There is an area of garden to the front of the property that has been gravelled for ease of maintenance. A spacious block paved driveway leads to a detached brick built garage with up and over door. To the rear of the house is a well maintained garden with an area of lawn and well stocked herbaceous beds and borders.



# 155 Sigston Road, Beverley, HU17 9PJ

A traditional three bedroom semi detached house in this popular residential area that will make a great family home. With bay windows to the front on the ground and first floor, the house has really good room proportions. It has been a much loved family home for many years and is now ready for its next chapter.

The property sits on the north eastern side of Beverley in a well established and popular residential area. The house may really suit a side extension (subject to necessary permissions). With gas fired central heating and double glazing the accommodation briefly comprises: Entrance Hall, Living Room with bay window to the front, Dining Room with sliding patio doors to the garden, a Kitchen, 2 Double Bedrooms, a single Bedroom, Shower Room (big enough for a bath) and a separate WC. To the front of the property there is a garden that has been gravelled for ease of maintenance and a spacious block paved driveway provides off street parking and leads to the garage. To the rear of the property are further gardens that are lawned with well stocked herbaceous borders.

A viewing is highly recommended to fully appreciate this great family property that has no forward chain.

