



Highfield Road, Beverley, HU17 9QT
£220,000



Platinum Collection

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Situated within a highly sought-after area of Beverley, this beautifully presented three-bedroom semi-detached residence enjoys close proximity to well-regarded schools, a variety of local amenities, and excellent transport links. Occupying a generous corner plot, the property is one not to be missed, and early viewing is strongly advised.

Internally, the accommodation briefly comprises: an inviting lounge, a superb open-plan dining kitchen ideal for modern family living, and a convenient cloakroom/W.C. To the first floor, there are three well-proportioned bedrooms together with a stylish family bathroom.

Externally, the property occupies an enviable corner position, offering gardens to the front, side, and rear. In addition, there is the benefit of a double driveway and garage, providing ample off-street parking.

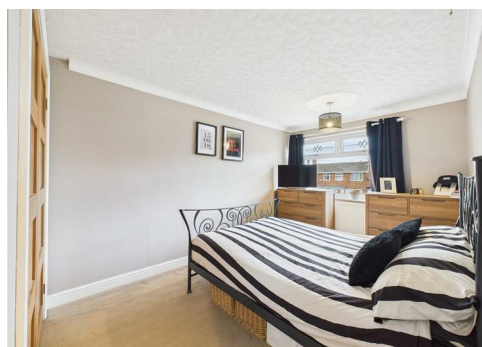
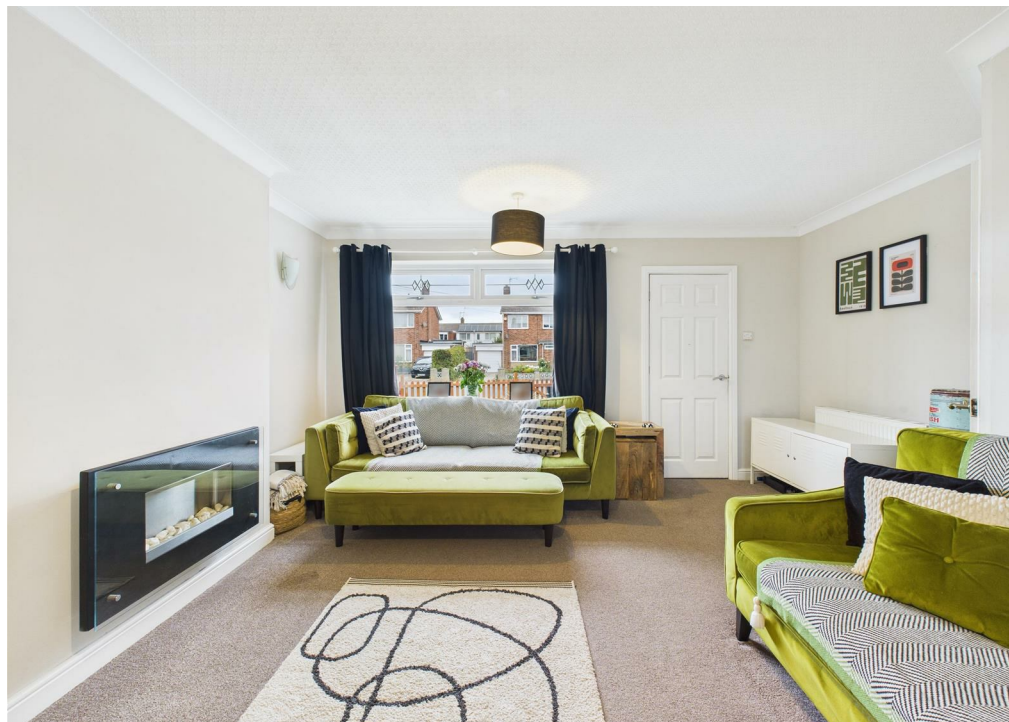
This is a delightful home that perfectly combines space, style, and location—contact us today to arrange your viewing.



Highfield Road, Beverley, HU17 9QT

Key Features

- Excellent Location In Beverley
- Close To Schools and Amenities, And Early Viewing Is A Must
- Superb 3 Bed Semi Detached Family Home
- Lounge, Dining kitchen, cloakroom/w.c.
- 3 Bedrooms, Family Bathroom
- Gardens to the front, side and rear,
- Off road parking For 2 Cars and Garage
- EPC-C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BEVERLEY

The market town of Beverley is famous for its Minster, Westwood, racecourse & market places and is steeped in history. The town offers a vast array of local shops and amenities and railway station and is located some 10 miles North of the City of Hull, 25 miles southeast of York. Good road & rail connections offer easy access for the A63/M62 motorway link, Humber Bridge & the East Coast.

GROUND FLOOR

ENTRANCE PORCH

with a double glazed entrance door.

CLOAKROOM/W.C.

with a double glazed window and a two piece white suite comprising a wash hand basin and w.c.

LOUNGE

12'2 x 14'4 (3.71m x 4.37m)

with a double glazed window to the front elevation, electric fire, under stairs cupboard and inner hall with stairs to the first floor..

DINING KITCHEN

10'6 x 15'1 (3.20m x 4.60m)

with a range of base and wall units, wood work surfaces, drawers, sink unit, integrated gas hob with extractor fan above, eye level electric oven, integrated under counter fridge, tiled splash backs, wood effect flooring, two double glazed windows to the rear elevation and double glazed door.

FIRST FLOOR

LANDING

with loft access, airing cupboard and storage cupboard.

BEDROOM 1

12'3 x 8'7 (3.73m x 2.62m)

with a double glazed window to the front elevation and built in wardrobe.

BEDROOM 2

8'5 x 8'6 (2.57m x 2.59m)

with a double glazed window to the rear elevation and built in wardrobe.

BEDROOM 3

with a double glazed window to the front elevation. and storage cupboard.

BATHROOM

with a three piece white suite, comprising bath with mixer shower, vanity unit with a wash hand basin and a low flush W.C., fully tiled, heated towel rail and double glazed window to the rear elevation.

OUTSIDE

To the front, there is a lawn with shallow borders with some shrubs and a concrete path.

To the rear is a decked seating and BBQ area with a pergola, a gravelled area with a stepping stone path to the rear gate, and a lawn to the side with a concrete path and wooden fence surround. At the back, there is a single garage and off parking for two vehicles.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set



out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain

referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

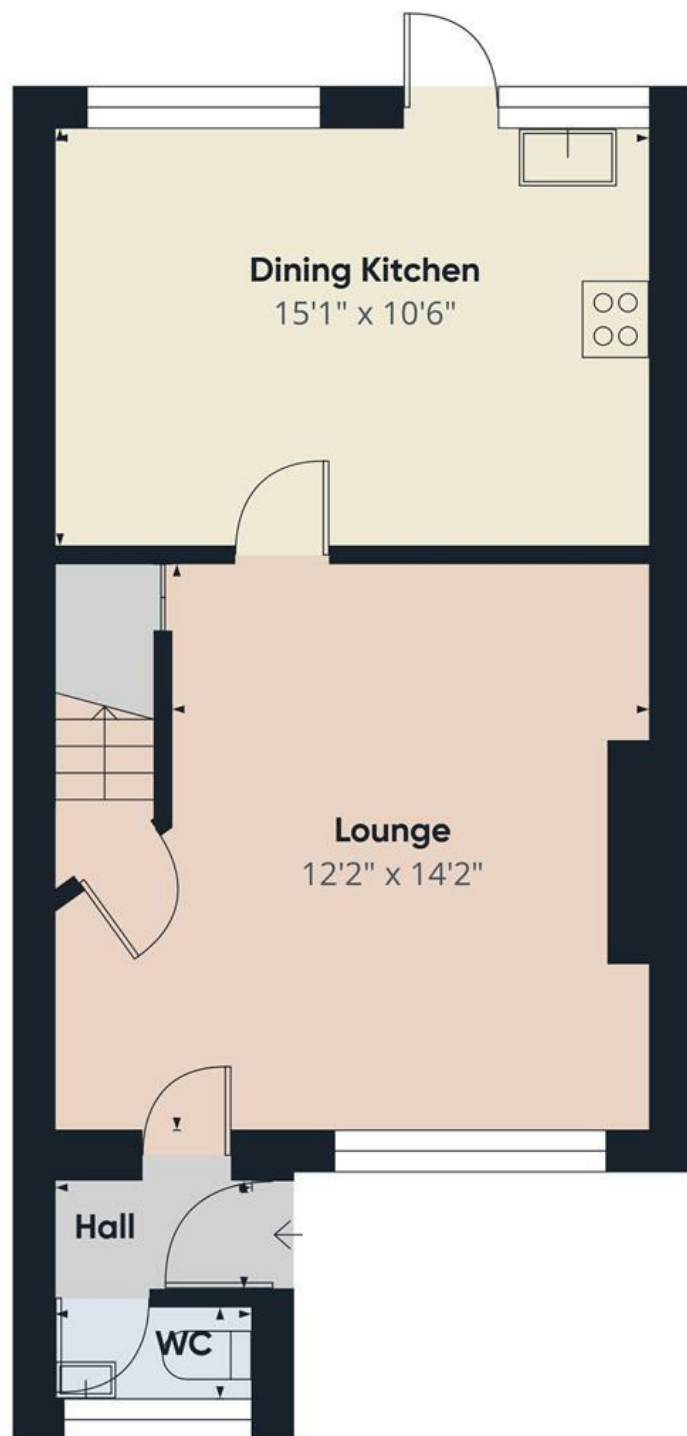
We understand that the property is Freehold.

AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.







Ground Floor



First Floor

Approximate total area⁽¹⁾
750 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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