



159 Sigston Road, Beverley HU17 9PJ
£225,000

- No onward chain
- Much loved home
- Requires some modernisation
- Southerly facing garden
- Two reception rooms
- Three bedrooms (two double)
- Drive and garage with electric door
- Council tax band C
- EPC rating D

A very well looked after and attractively proportioned family house situated in this popular area of Beverley to the east of the town centre. Requiring some modernisation, the property has been much loved having been improved over time and benefits from a southerly facing well tended garden to the rear. With off street parking and a detached brick garage with electric door, there could be some scope for further extension subject to the necessary permissions.

Offered with the benefit of no onward chain, viewing is highly recommended.

LOCATION

The property is situated in a very convenient location at the northern end of Sigston Road close to the junction with Springfield Drive. Lying just off Hull Bridge Road with two highly regarded primary schools nearby, the property is located on the eastern side of Beverley and conveniently placed to access both the major road network and the amenities in the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'8 x 5'10 (4.17m x 1.78m)

A wide and welcoming entrance hall with a timber front door with ornate glass panels to either side and a further window to the side elevation. Stairs lead to the first floor accommodation with storage cupboard under housing the gas and electric meters.

LIVING ROOM

13'10 x 12'3 (4.22m x 3.73m)

A very well-proportioned room with wide walk-in bay window to the front elevation. A tiled fireplace houses an electric fire and double timber glass panelled sliding doors open into the dining room.

DINING ROOM

9'6 x 9'11 (2.90m x 3.02m)

Modern uPVC door opening onto the garden with windows to either side and a door into the kitchen.

KITCHEN

13'7 x 7'6 (4.14m x 2.29m)

Wall and base storage units, laminate worksurfaces and fully tiled walls. Four ring gas hob, 1 1/2 bowl composite sink and drainer. Integrated oven and grill, space and plumbing for washing machine, space for fridge. Shelved-out pantry with window and a large cupboard housing the gas boiler.

FIRST FLOOR

LANDING

Window to the side elevation.

BEDROOM 1

12'3 x 11'9 (3.73m x 3.58m)

Built-in wardrobes and dressing table, walk-in bay window to the front elevation.

BEDROOM 2

12'3 x 11'7 (3.73m x 3.53m)

Built-in wardrobes and window to the rear elevation.

BEDROOM 3

7'3 x 5'10 (2.21m x 1.78m)

A well proportioned single bedroom with built-in wardrobe and window to the front elevation.

SHOWER ROOM

5'5 x 5'10 (1.65m x 1.78m)

Having been adapted in the recent past with a level access thermostatic shower with attractive wall-board and a vanity unit with recessed hand wash basin. Fully tiled walls and window to the rear elevation.

SEPARATE WC

Window to the side elevation and low level WC.

OUTSIDE

The property is set back from the road with double wrought iron vehicular gates leading onto a shaped driveway providing off-street parking. The front garden is well tended with a central lawn and well-stocked flower borders, with a wall to the front boundary.

The garage is detached from the property and can be accessed from a courtesy door to the side or an electric vehicular door to the front and is supplied with light and power.

The rear garden is accessed through a timber gate between the garage and the house and is southerly facing. There is a wide brick sett patio immediately adjacent to the rear of the house and a shaped lawn surrounded by wide and well-stocked flower borders. The garden has a fenced perimeter providing a good level of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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