



QUICK&CLARKE

The Property Specialists

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214 Sigston Road, Beverley HU17 9PE
Chain Free £179,950

- No onward chain.
- Vacant possession.
- Some cosmetic modernisation required.
- Modern boiler.
- Updated electrics and shower room.
- Off-street parking and garage.
- EPC Rating D
- Council Tax Band B.

Offering huge potential, a spacious and well proportioned family house which requires some modernisation. Benefitting from a modern gas boiler and updated electrics, the property also a modern shower room to the first floor. With off street parking and a garage, the property has gardens to both front and rear and is offered to the market with no onward chain and by vacant possession.

LOCATION

The property is located on the north side of Sigston Road close to its juntion with Goodfell Road. This position provides ease of access onto Hull Bridge Road which is one of the main arterial roads on the eastern side of Beverley.

THE PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE PORCH

With UPVc ornate glass paneled door opening into

ENTRANCE HALL

10'2" x 8'9" (3.10m x 2.67m)
With timber ornate glass paneled door, stairs to the first floor accommodation with cupboard under, housing the electrics and consumer unit. Window over stairs.

LIVING ROOM

19'10" x11'8" (6.05m x3.56m)
Well proportioned room with space for both living and dining room furniture. A hard wood carved fireplace with tiled hearth and back currently houses an electric fire.

KITCHEN

13'4" x 8'7" (4.06m x 2.62m)
A range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, stainlesss steel one-and-a-half bowl sink and drainer, slide out space for oven and hob, space and plumbing for washing machine, wall mounted modern gas boiler, window to the rear elevation and UPVc glass paneled door opening onto the driveway.

FIRST FLOOR ACCOMMODATION

LANDING

Window to front elevation and airing cupboard housing the hot water tank.

BEDROOM 1

11'10" x 11'6" (3.61m x 3.51m)
Positioned to the rear of the property with window overlooking the rear garden.

BEDROOM 2

11'8" x 8'4" (3.56m x 2.54m)
Window to front elevation.

BEDROOM 3

7'7" x 8'9" (2.31m x 2.67m)
Window to side elevation and built in storage cupboards in the eaves.

SHOWER ROOM

7'1" x 5'5" (2.16m x 1.65m)
With a three piece sanitary suite comprising close coupled WC, wall hung hand wash basin with semi pedestal, corner shower enclosure, chrome heated towel rail with window to side elevation.

OUTSIDE

The property is set back from the roadway with a concrete drive which provides for parking at the front. The driveway continues and is shared between this and the neighbouring property and leads up to the garage which is positioned to the rear of the house. The front garden has been laid under gravel for ease and maintenance.

GARAGE

16' x 9'3" (4.88m x 2.82m)
A brick built garage with a replaced metal sheeted roof supplied with light and power and with window overlooking the garden.

REAR GARDEN

Lawned and a blank canvas for any new owner.

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.

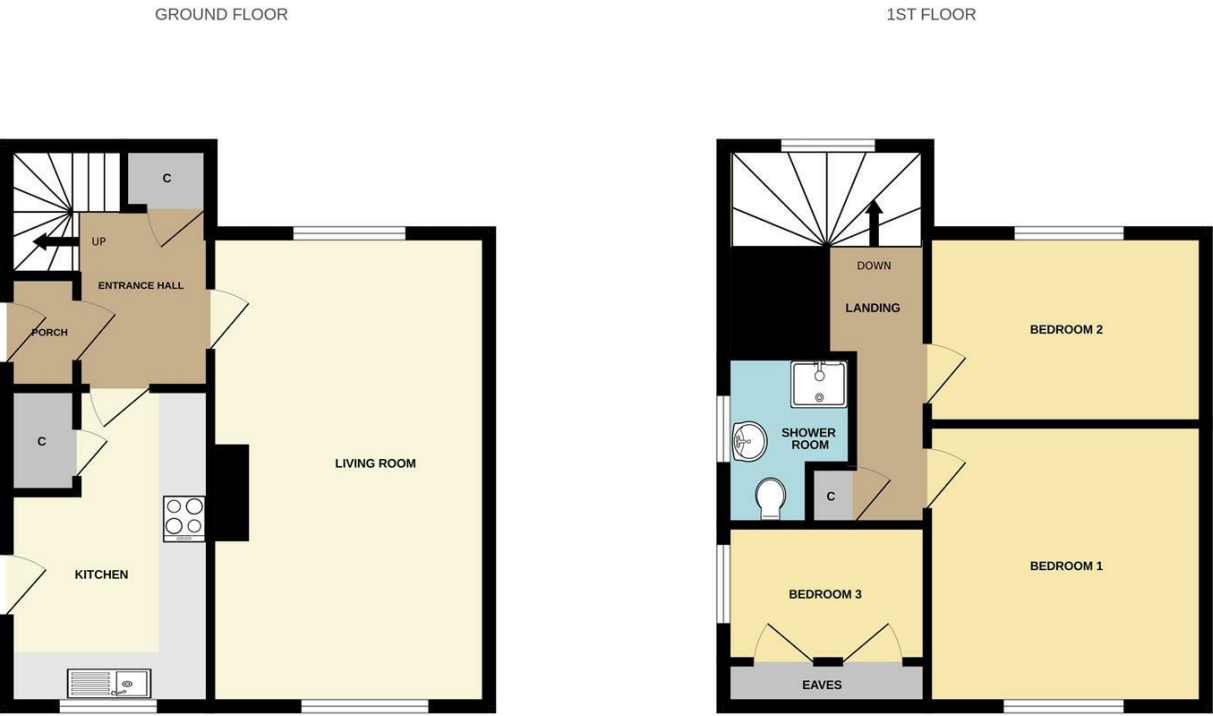
TENURE

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

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 the 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



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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