

Whitakers

Estate Agents



71 Sigston Road, Beverley, HU17 9NZ

£169,995

** NO ONWARD CHAIN **

This deceptively spacious mid-terrace property is established on a sought after location within the Beverley village to embrace close proximity to the centre which hosts an abundance of amenities and facilities, with easy access to the A1035.

Briefly comprising entrance hall, lounge / dining room and kitchen with built in storage to the ground floor; the first floor boasts two double bedrooms with built in storage, a good third bedroom with over stairs storage and a bathroom furnished with a three-piece suite.

Externally there is a neat low maintenance garden which is laid to lawn with slate chipping. The rear garden is partly lawned with patio seating areas and fencing to the surround incorporating gated access to the ten-foot. The residence also benefits from having a brick-built outhouse and wooden storage shed.

Taken together, the accommodation has been lovingly cared for by its previous owner and, although it does require a degree of modernisation / TLC, is ideal for the growing family seeking to add their own stamp onto a property.

The Accommodation Comprises

Ground Floor

Entrance Hall



UPVC double glazed door with side windows, storage heater and carpeted flooring. Leading to:

Lounge / Dining Room 22'3" x 11'9" (6.80 x 3.59)



UPVC double glazed bay window, UPVC double glazed patio doors, electric fireplace with marbled inset / hearth and wooden surround, two storage heaters and carpeted flooring.

Kitchen 10'3" x 8'6" (3.14 x 2.60)



UPVC double glazed door with side window, built in storage cupboard with window, understairs storage cupboard, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with dual taps and plumbed for an automatic washing machine.

First Floor

Landing

With access to the loft hatch, storage heater and carpeted flooring. Leading to:

Bedroom One 11'3" x 10'4" (3.45 x 3.16)



UPVC double glazed window, two built in storage cupboards and carpeted flooring.

Bedroom Two 8'8" x 10'3" (2.66 x 3.14)



UPVC double glazed window, built in storage cupboard and carpeted flooring.

Bedroom Three 8'2" x 8'2" (2.51 x 2.50)



UPVC double glazed window, overstairs storage cupboard and carpeted flooring,

Bathroom



UPVC double glazed window, mostly tiled to splashback areas with carpeted flooring and fitted with a three-piece suite comprising panelled bath with dual taps and electric shower, vanity sink with dual taps and low flush W.C.

External

Externally there is a neat low maintenance garden which is laid to lawn with slate chipping. The rear garden is partly lawned with patio

seating areas and fencing to the surround incorporating gated access to the ten-foot. The residence also benefits from having a brick-built outhouse and wooden storage shed.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - BEV785071000

Council Tax band - A

EPC Rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband -Basic 9 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

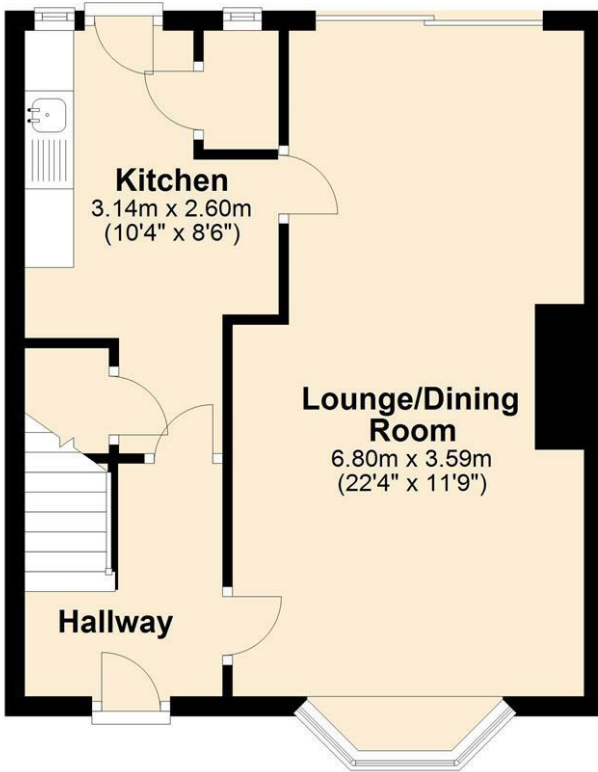
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general

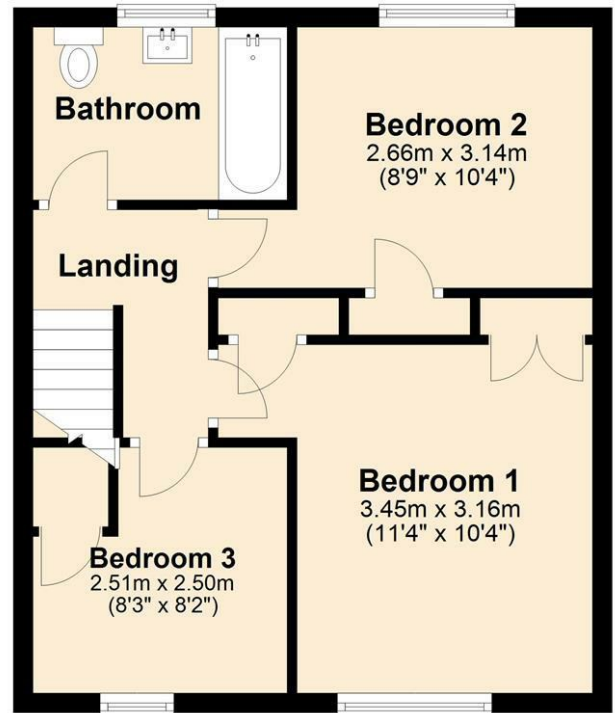
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Floor Plan

Ground Floor

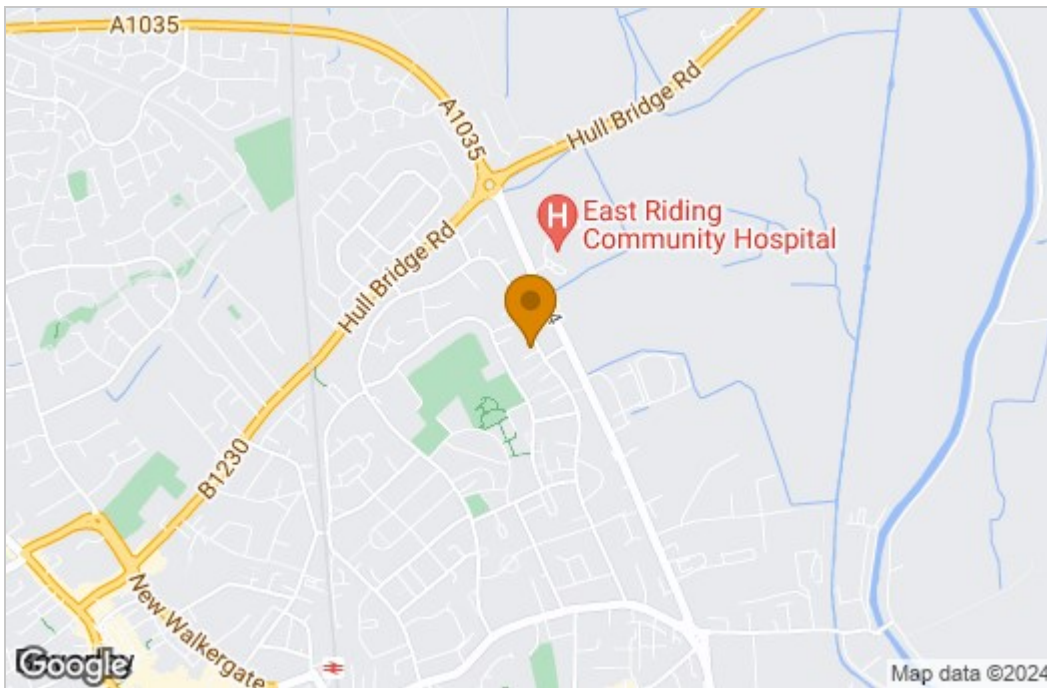


First Floor

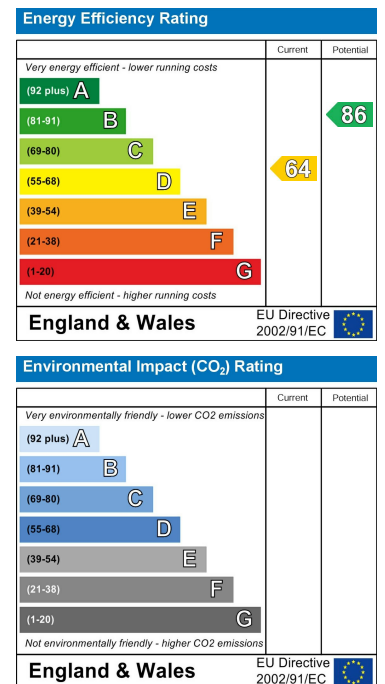


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.