

CLUBLEYS



Beechwood, Everingham Lane,
Hayton, YO42 1RN

£375,000



The sale of Beechwood offers the discerning buyer a unique opportunity to transform and modernise, being an ideal canvas for your creativity and renovation ideas. Standing in approximately 1.9 of an acre. The accommodation includes entrance hall, sitting Room with doors leading to the dining room, ground floor shower room, separate W.C, bedroom three and fitted kitchen, on the first floor are two further bedrooms, box room and cloakroom.

Properties of this type seldom come onto the market. Viewing is strictly by appointment via the selling agents. This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.

**ENTRANCE HALL**

3.61m x 2.71m (11'10" x 8'10")

Entered via UPVC front entrance door and side panel, stairs leading to first floor accommodation with understairs storage cupboard and central heating radiator.

SITTING ROOM

5.49m x 3.95m (18'0" x 12'11")

Open fire with tiled hearth, surround and mantelpiece, central heating radiator and dual aspect with double doors leading to;

DINING ROOM

3.64m x 3.45m (11'11" x 11'3")

Central heating radiator.

KITCHEN

3.44m x 3.36m (11'3" x 11'0")

Matching arrangements of wall and base units, cooker point.

REAR ENTRANCE

1.72m x 1.45m (5'7" x 4'9")

Worcester freestanding oil fired central heating boiler and rear external door.

INNER HALL

2.48m x 0.97m (8'1" x 3'2")

SHOWER ROOM

1.84m x 1.78m (6'0" x 5'10")

Fitted suite comprising shower cubicle, pedestal wash hand basin and heated towel rail.

WC

1.73m x 0.92m (5'8" x 3'0")

Low level WC and central heating radiator.

BEDROOM THREE

3.95m x 3.21m (12'11" x 10'6")

Central heating radiator and dual aspect.

FIRST FLOOR ACCOMMODATION**LANDING**

Walk in airing cupboard housing cylinder and header tank, with central heating radiator.

BOX ROOM

2.29m x 1.41m (7'6" x 4'7")

CLOAKROOM

3.24m x 1.05m (10'7" x 3'5")

Fitted suite comprising low level WC, pedestal wash hand basin and central heating radiator.

BEDROOM ONE

3.95m x 4.20m (12'11" x 13'9")

With central heating radiator.

BEDROOM TWO

4.21m x 3.92m (13'9" x 12'10")

Built in storage cupboard and central heating radiator.

DETACHED GARAGE

6.11m x 5.34m (20'0" x 17'6")

With pedestrian doorway and up and over vehicular door.

OUTSIDE

The property is set in approximately 1.9 acres of grounds which is largely overgrown but has some mature trees and some fruit trees.

ADDITIONAL INFORMATION**SERVICES**

Mains water, oil and electricity. Septic Tank.

Telephone connection subject to renewal with British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band E.

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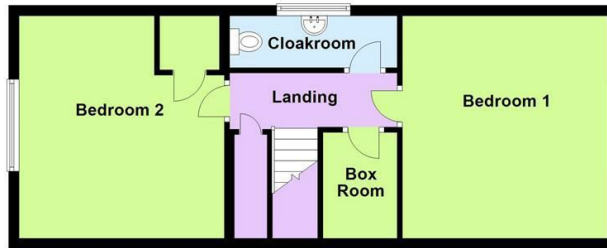


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

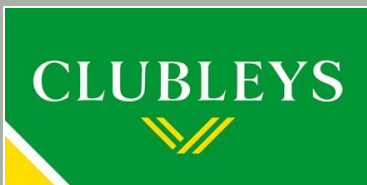
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.