## **Ground Floor**



Total area: approx. 85.5 sq. metres (920.6 sq. feet)

This plan is for illustrative purposes only Plan produced using PlanUp.

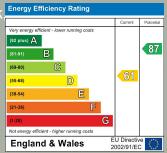
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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



12, Beacon View, Holme-On-Spalding-Moor, YO43 4EF £130,000





OFFERING NO ONWARD CHAIN Introducing a mid-terrace three bedroom property located in a wellestablished residential area. Step into the inviting entrance hall, where a staircase leads to the first floor. The ground floor accommodation comprises a sitting room, a modern kitchen diner, a rear porch, once a WC, now a utility area. The first floor accommodation reveals three bedrooms and a well-appointed bathroom. Outside, the paved rear garden, bordered by fencing, boasts gated access and a convenient brick store. Embrace the opportunity to infuse your unique style and vision, as this property presents a canvas ripe for personalisation. East Riding of Yorkshire Council BAND A. Tenure: Freehold.





Tenure: Freehold East Riding of Yorkshire Council Band: A

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### THE ACCOMMODATION COMPRISES

#### **ENTRANCE HALL**

PVC front entrance door, radiator, stairs to first floor.

### **SITTING ROOM**

4.03 x 4.00 (13'2" x 13'1")

Wall mounted coal effect gas fire, wooden surround.

#### **KITCHEN**

2.69 x 5.85 (8'9" x 19'2")

Fitted with a range of wall and base units comprising work surfaces, single drain sink unit, recessed ceiling lights, radiator, laminate wood flooring, plumbing for dishwasher, electric oven, gas hob, extractor hood over.

### **REAR PORCH**

PVC rear entrance door, plumbing for washing machine

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space, radiator, airing cupboard housing hot water cylinder.

### **BEDROOM ONE**

3.53 x 2.53 (11'6" x 8'3") Radiator.

#### **BEDROOM TWO**

2.61 x 2.19 (8'6" x 7'2") Radiator, fitted cupboard.

### **BEDROOM THREE**

3.18 x 4.02 (10'5" x 13'2")

Radiator.

#### **BATHROOM**

Three piece suite comprising panelled bath, shower over, low flush W.C., pedestal wash hand basin, radiator, part tiled walls.

### **OUTSIDE**

Outside, the paved rear garden, bordered by fencing, boasts gated access and a convenient brick store.

### **ADDITIONAL INFORMATION**

### **SERVICES**

Mains water, electricity, gas and drainage.

### **APPLIANCES**

No Appliances have been tested by the Agent.













ZOOPLO