



Beck Road, Everthorpe, HU15 2JJ
£220,000


**Philip
Bannister**
Estate & Letting Agents

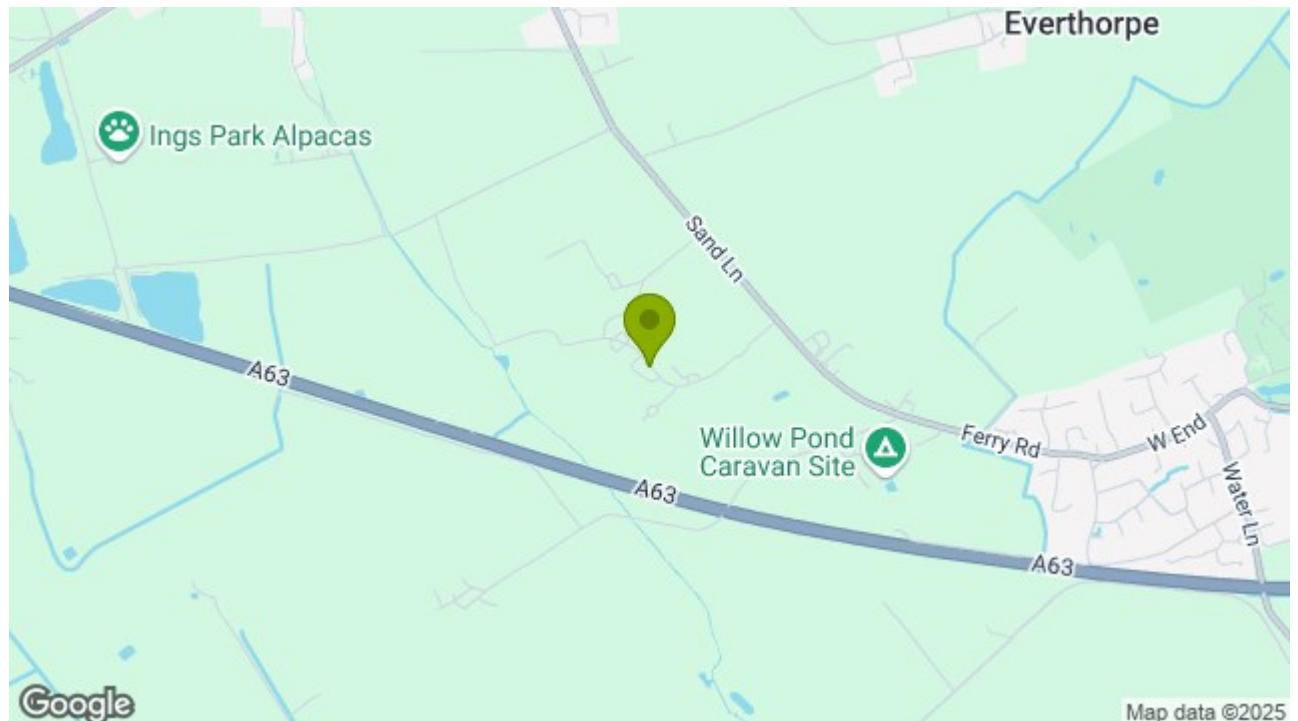
Beck Road, Everthorpe, HU15 2JJ

Key Features

- Extended 3 Bedroom Home
- Open Plan Dining Kitchen
- Versatile Office Space Within The Extension
- 2 Bath/Shower Rooms
- Open Field Views To The Rear
- Spacious Lounge With Open Fire
- Private Rear Garden
- EPC = C
- Council Tax = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This extended three-bedroom home boasts an enviable position with stunning open field views to the rear, offering an ideal living space for a variety of buyers. Thoughtfully altered over the years, the property features a desirable modern layout, including an open-plan dining kitchen, a spacious lounge, a versatile office which could be utilised as a 4th bedroom, and a convenient ground-floor wet room. Upstairs, there are three well-proportioned bedrooms, two of which are fitted, and a stylish family bathroom. Outside, the home benefits from a gravelled front area which could be suitable for parking and a private rear garden, perfect for relaxation or entertaining.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway forms part of a side extension.

OFFICE

Located within the extension is this versatile office space which could be utilised as a 4th bedroom or utility space, with a mono-pitch ceiling, exposed brick wall and a window to the rear.

WET ROOM

A useful ground floor wet room with a thermostatic shower, vanity wash basin upon a fixed unit and a WC. There is tiling to the walls and waterproof flooring.

DINING KITCHEN

17'7" max x 13'10" max (5.38m max x 4.22m max)
A superb open plan kitchen diner with a comprehensive range of modern shaker style wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation and there is space for a range of integral appliances including a cooker, washing machine, slimline dishwasher and a further undercounter appliance. There is also space for a larger fridge freezer. The room is of ample size to cater for a dining table and chairs, a further two windows are to the front elevation and French doors open to the garden. A staircase leads to the first floor.

LOUNGE

17'8" x 10'11" (5.40m x 3.35m)

A dual aspect reception room with a window to the front and sliding patio doors to the rear. The focal point is an open fire within a marble backplate and hearth.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard with an electric heater.

BEDROOM 1

11'10" max x 10'7" max (3.61m max x 3.23m max)

A double bedroom positioned to the front of the property and having fitted slide-front wardrobes in addition to a cupboard over the stairwell.

BEDROOM 2

12'4" x 9'4" max (3.78m x 2.85m max)

A second double bedroom to the front of the property which also benefits from slide-front fitted wardrobes.

BEDROOM 3

7'11" x 7'10" (2.43m x 2.41m)

A good sized third bedroom with some fabulous open views.

BATHROOM

The bathroom is fitted with a four piece suite comprising WC, vanity wash basin above a fixed unit, panelled bath and a walk-in shower with a thermostatic shower and a tiled inset. There is further wall tiling and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a large gravelled area which could be suitable for parking, lawn and footpath leading to the property. Outside power sockets are available.

REAR

The two tier rear garden offers excellent privacy with open farmland beyond. The garden includes a patio area immediately to the rear of the property with steps leading to a lawn. Towards the bottom of the garden there is a gravelled seating area and a summerhouse. A pre-fabricated shed includes a light and power supply, in addition to outdoor power sockets to the rear of the property.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.



MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

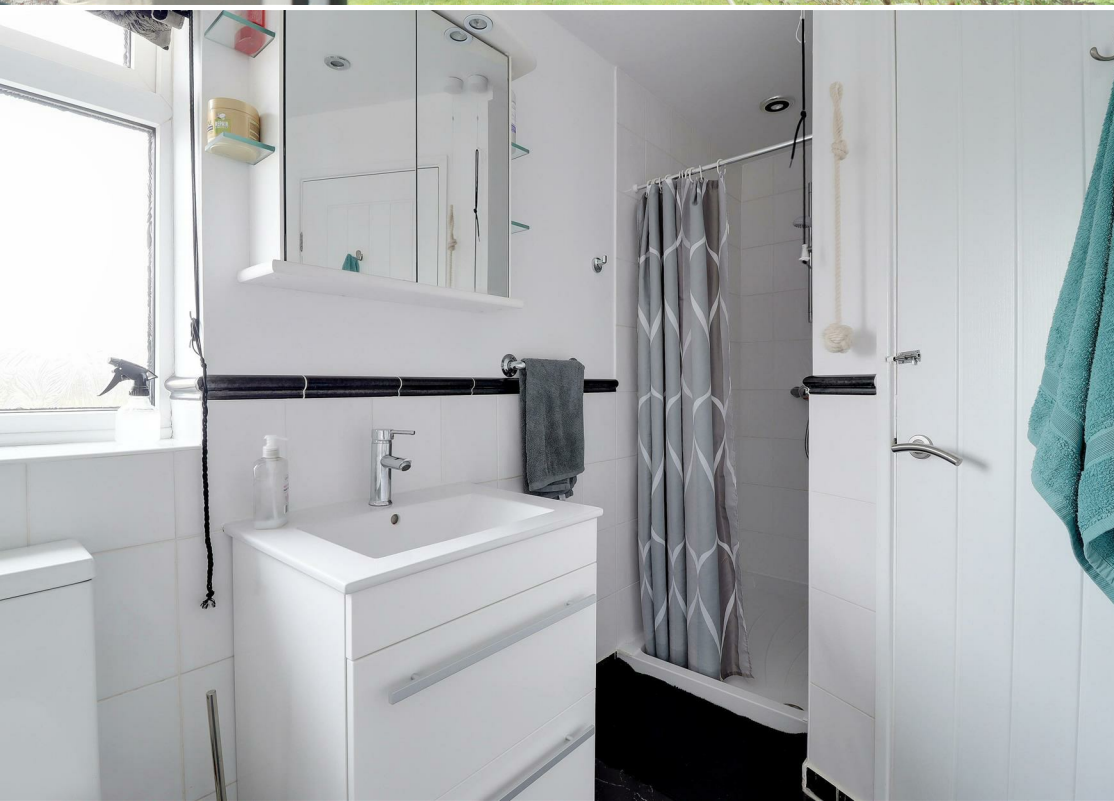
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



FIRST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

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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