



9 The Causeway, Beverley

Beverley

Guide Price £170,000 - £180,000

WIGWAM

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- 4 bedrooms
- Spacious lounge
- Opportunity to add value
- Ideal for investors
- Off-street parking
- Great location

A rare opportunity to acquire a 4-bedroom family home in the sought-after Market Town of Beverley!

This property is perfect for homeowners or investors seeking an opportunity to add value and put their own stamp on a blank canvas with huge potential.

The property features a spacious lounge, a separate kitchen/dining room, and 4 good-sized bedrooms. Externally, the property has driveway parking and a well-proportioned family garden to the rear.

Located within walking distance of the wonderful shops, restaurants, and amenities that Beverley has to offer. Whether you're a professional couple or a growing family, this house caters to all lifestyles.

With an estimated rental value of £925 pcm post-refurbishment, this is an exciting prospect for investors.

Council Tax band: A

Tenure: Freehold





EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lounge

12' 9" x 15' 10" (3.88m x 4.82m)

With carpet flooring, radiator, fire place with stone hearth and two windows.

Kitchen

19' 10" x 8' 10" (6.05m x 2.68m)

With laminate flooring, kitchen units, integrated oven and hob, sink and tap, two large windows and door to the rear garden.

Bedroom 1

11' 4" x 9' 9" (3.45m x 2.97m)

With carpet, built in wardrobes, radiator and large window.

Bedroom 2

8' 11" x 11' 7" (2.71m x 3.52m)

With carpet, built in wardrobes, radiator and window.

Bedroom 3

9' 8" x 8' 11" (2.94m x 2.72m)

With carpet flooring, radiator and window.

Bedroom 4

8' 10" x 8' 4" (2.70m x 2.53m)

With carpet flooring, radiator, and window.

Rear lobby

3' 5" x 6' 6" (1.03m x 1.97m)

Storage cabinet and rear door for the property.







Approximate total area⁽¹⁾

907.69 ft²
84.33 m²



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