



**9 The Causeway, Beverley**  
Beverley

Guide Price £170,000 – £180,000

**WIGWAM**



## 9 The Causeway

Beverley, Beverley

Guide price - £170,000 - £180,000.

- 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.









Ground Floor Building 1



1st Floor Building 1

Approximate total area<sup>(1)</sup>

907.69 ft<sup>2</sup>

84.33 m<sup>2</sup>





# Wigwam

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