



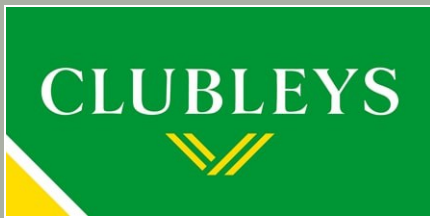
24, Beck Road,
North Cave, Everthorpe, HU15 2JH
Offers Over £200,000



Located in the village of Everthorpe, this delightful house on Beck Road offers a great blend of comfort and convenience. The property features a modern bathroom, and three well-proportioned bedrooms, ideal for families or those seeking extra space. The inviting dual aspect reception room has a feature recessed log burner and patio doors to the rear.

The property sits on a very generous plot and benefits from parking for multiple cars, and garage which is located in a block nearby. This home offers an excellent choice for those looking to get onto the property ladder or move into a larger family home and viewing could not be more highly recommended to appreciate the modern finish in this property,

Tenure - Freehold
Tax Band - A
Epc - C



Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

4.22m x 2.39m (13'10" x 7'10")

Upvc front entrance door with side glazed panel gives access to the spacious entrance hall with stairs off to the first floor. Coved ceiling, tiling to the floor and recessed storage cupboard.

LIVING ROOM

5.38m x 3.33m (17'7" x 10'11")

The good sized living room enjoys a dual aspect with a double glazed bow window to the front elevation and double patio doors lead into the rear garden. Feature recessed fireplace housing log burner with timber mantle and tiled hearth and decorative panelling to the walls.

KITCHEN

4.22m x 2.87m (13'10" x 9'4")

A great space with a comprehensive range of modern light coloured base, wall and floor units with complimentary work surfaces incorporating a one and a half bowl ceramic sink unit. Space for American fridge freezer, washing machine and Aga style oven. Part tiling to the walls, tiling to the floor and spotlights to the ceiling. Upvc rear door off.

FIRST FLOOR

LANDING

Hatch to loft space and recessed storage cupboard housing gas central heating boiler.

BEDROOM ONE

3.66m x 3.28m (12'0" x 10'9")

A generous double room to the front elevation with recessed storage cupboard and decorative wall panelling.

BEDROOM TWO

3.35m x 2.87m (10'11" x 9'4")

A good sized double to the front elevation with recessed storage cupboard.

BEDROOM THREE

2.34m x 1.60m (7'8" x 5'2")

To the rear elevation.

BATHROOM

3.83m x 2.35m max (12'6" x 7'8" max)

L shaped bathroom with feature walk in shower having feature recessed shelving and waterfall shower with hand held attachment. Modern vanity sink unit with moulded sink and storage under, concealed WC and

panelled bath. Full complimentary tiling to the walls and floor.

OUTSIDE

The front of the property is laid to stone and provides ample off street parking. Side gate gives access to the property and a paved raised pathway leads to the rear seating area.

There is a garage which is situated in a separate block nearby.

ADDITIONAL INFORMATION

Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

****Please note there is a large hole in the rear garden which was intended to be a workshop and has electrics in situ and Planning for Permitted Development. We are led to believe that the hole has now been filled (subject to inspection)****

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

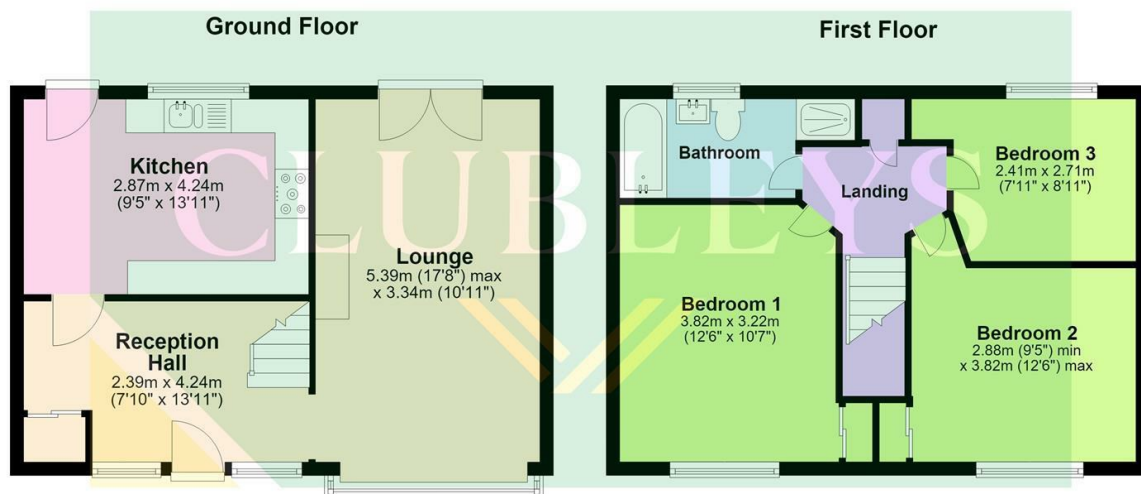
FLOORPLAN/MEASUREMENTS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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Total area: approx. 83.1 sq. metres (894.3 sq. feet)

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

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.

MATERIAL INFORMATION

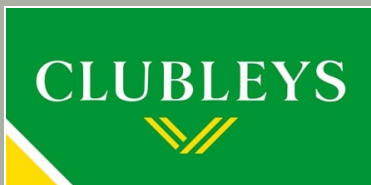
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MORTGAGES

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		85
(81-91) B		
(69-80) C	71	
(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

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.