

# linkagency

2 Bedroom House - Semi-Detached for Sale

£275,000

248 Sigston Road, Beverley, HU17 9PL



## KEY FEATURES

- POPULAR RESIDENTIAL AREA NORTHEAST OF THE TOWN CENTRE
- EXTENDED, FULLY RENOVATED, SEMI DETACHED
- 2 DOUBLE BEDROOMS + A VERSATILE CONVERTED LOFT
- MODERN SLEEK KITCHEN WITH INTEGRATED APPLIANCES
- 2 RECEPTION AREAS
- SOLAR PANELS
- LANDSCAPED REAR GARDEN
- PARKING FOR 3 VEHICLES TO THE FRONT
- SEPARATE GARAGE
- WALKING DISTANCE TO THE TOWN CENTRE

HEAD OFFICE

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## General description

The property is entered via a large front door with side windows and over-hang porch which opens into a bright and welcoming entrance hallway. This leads seamlessly into the impressive, extended kitchen, designed in a sleek contemporary style. The kitchen is fitted with an extensive range of base and eye-level units, quality appliances, an electric hob with a ceiling-mounted extractor fan, marble worktops and a breakfast area, creating a superb space for both everyday living and entertaining.

The ground floor benefits from an open-plan layout, with the kitchen flowing into the dining area, both enjoying bi-fold doors opening onto the large raised patio. The dining area connects to two distinct seating areas: a music /media and TV space, and a further relaxing lounge centred around a contemporary inset gas fire. Tasteful décor throughout, enhances the vibrant, light-filled feel of this exceptional living space.

The first floor is accessed via a natural wood staircase with stylish steel and wood balustrades. The spacious landing incorporates a purpose-designed study/office area. There are two double bedrooms on this level, with the principal bedroom benefiting from floor-to-ceiling fitted wardrobes. The contemporary shower room is finished to a high standard and features a large walk-in shower. The loft offers a generous space with a Velux window balcony and built-in wine / beer coolers; this highly versatile space is suitable for a variety of uses.

Externally, the landscaped gardens are equally impressive. To the front is block-paved parking for multiple vehicles. The large rear garden features a superb raised patio with glass panel fencing, a generous lawn, raised pebble borders and two useful storage sheds.

The property benefits from solar panels.

## Beverley

Beverley town centre offers a range of amenities for all tastes and interests. There are many historic buildings including the stunning Minster and St Mary's church; the Guildhall and the Treasure House with art gallery.

There is a thriving arts community within the town with an amateur dramatics group and various art classes and musical events taking place including the annual folk festival. The East Riding theatre, located in an old chapel, west of the town centre, hosts premiers of locally written and produced plays as well as performances from visiting artists and theatre groups.

For the energetic, there are several gyms and a leisure centre with a swimming pool. For those who love the outdoors, Beverley's beautiful, open Westwood pastures, are a popular walking destination, offering expansive green spaces perfect for leisurely walks, picnics, or a round of golf at the Westwood golf club. The popular Minster Way walking route begins at the Minster. The Tour de Yorkshire often passes through Beverley, as a nod to the many local cyclists whose hobby is to enjoy the relatively flat countryside in the region.

The town centre is home to a multitude of restaurants, bars and bistros, as well as high street shopping chains and individual boutiques.

The Flemingate Shopping Centre located beyond the railway station, east of the town centre also has extra restaurants, a bar, shops, a hotel and a cinema.

With highly regarded schools and a higher education college, along with excellent transport links via road and rail, Beverley truly is one of the region's most sought after residential towns.



### Entrance hallway

Large over-hang porch with side walls and steps - Resin flooring - Built-in under stairs storage - Open plan to the kitchen

### Kitchen

9'8" max x 8'2"

White gloss front base and eye level units - Marble work tops - Double eye-level cookers - 5 ring electric hob with extractor unit over - Recessed down-lights - Breakfast bar - Double bi-fold door to the rear patio - Vertical panel radiator - Velux window to the ceiling - Opening to dining room

### Open plan Dining area

9'6" x 18'6"

Double bi-fold door to the rear patio - Recessed down-lights - Velux window to the ceiling

### Media/ entertainment / sitting room

24'1" x 12'3"

Dual areas to include a media and entertainment area and a second relaxation area with a feature, contemporary in-set gas fire - Fitted carpet - Recessed down-lights - Vertical panel radiator - Bay window with radiator

### Stairs and landing

Wood stairs - Natural wood and steel balustrades - Landing area with a purpose-design study area - Wood flooring - Window with aspect to the front - Radiator - Stairs to the second floor, converted loft room

### Bedroom 1

11'8" max x 10'11"

King size room - Floor to ceiling fitted slide robes - Bay window with aspect to the front - Recessed down-lights - Radiator - Fitted carpet

### Shower room

8'1" x 7'3"

Hi spec, contemporary design and finish - Walk-in shower with dual shower heads - Sink set on drawer unit - Low flush WC - Part-tiled walls - Tiled flooring

### Bedroom 2

11'8" x 10'11"

Large double room - Fitted carpet - Radiator - Recessed down-lights

### Converted Loft

16'10" x 10'11"

Versatile space - Retro vinyl flooring - Recessed down-lights - Velux window with balcony - Built-in wine /beer fridges - Currently used as a sitting area

### Garage

16'6" x 8'7"

Up and over door - Power - Personnel door to the side

### Gardens

Front

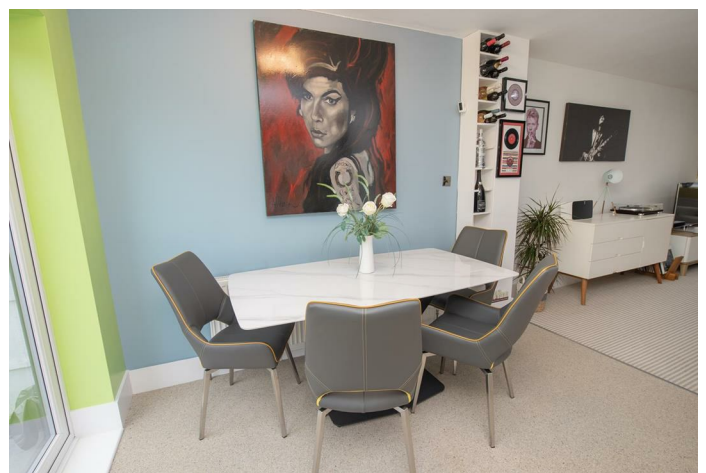
Large block paved parking area for approximately 3 vehicles - Lockable, wood gate

Side

Block-paved pathway - Side door to the garage

Rear

Raised block paved patio with glass panel surround - Vertical panel fencing to 3 sides - Storage sheds - Raised pebble borders - Lawn



### Extra details

- Upvc windows
- Solar panels by Shade Greener
- White interior doors throughout
- Gas central heating
- Boiler with service record
- Water softener system

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Jayne at Link Agency

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- Your personal agent's expertise in the residential sales industry throughout Yorkshire
- A personal service, tailor made for you
- High quality interior and exterior professional photography as standard
- Floor plans
- Listing on major websites including Rightmove, Zoopla and On the Market
- Regular use of social media especially Facebook and Instagram
- Accompanied viewings for your buyers
- An Open House event when appropriate
- Regular contact
- Thorough, attentive, sales progression once a buyer has been found
- Negotiations and advice regarding future purchases / rentals of properties
- A 24/7 answering service to ensure no leads are missed

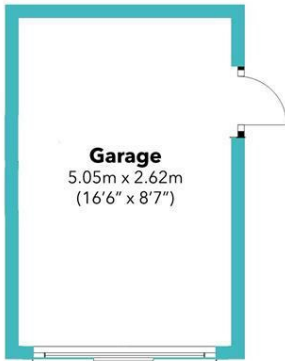




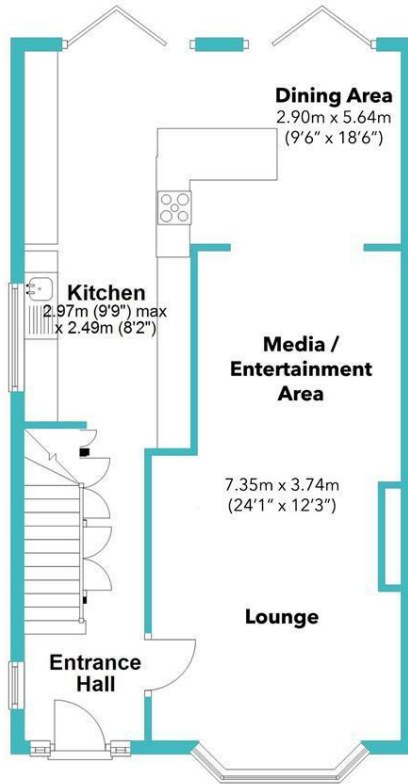
**Approximate Gross Internal Floor Area**  
**118.1 Sq Metres / 1270.9 Sq Feet**  
 (Excluding Garage)

**Disclaimer:**  
 Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only.

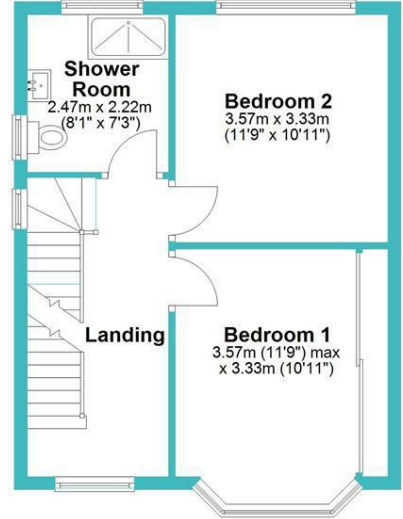
We give no warranty or representation as to the accuracy and completeness of the floor plan.



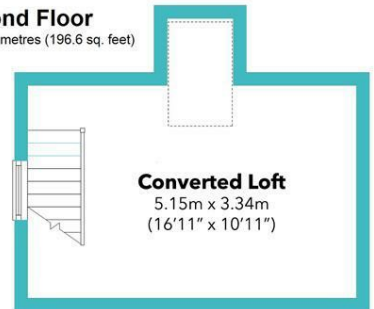
**Ground Floor**  
 Approx. 58.6 sq. metres (630.5 sq. feet)



**First Floor**  
 Approx. 41.2 sq. metres (443.8 sq. feet)



**Second Floor**  
 Approx. 18.3 sq. metres (196.6 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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