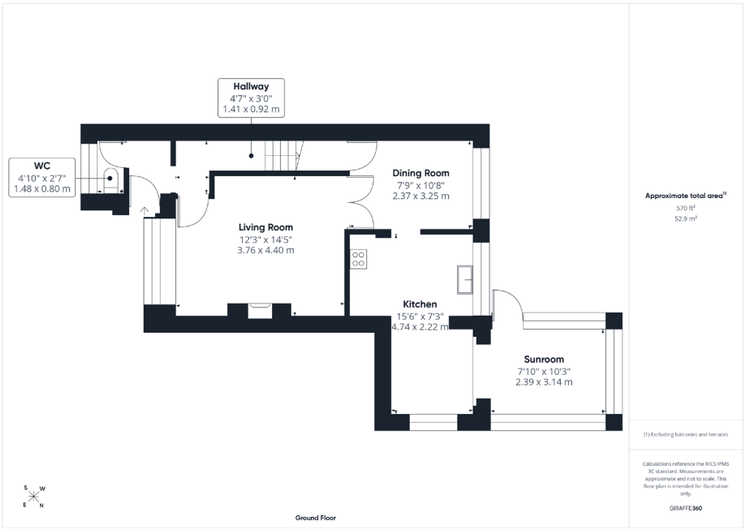
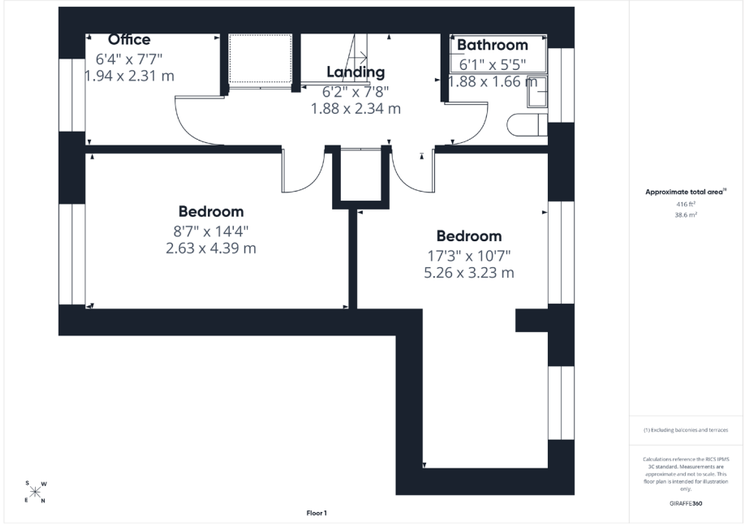
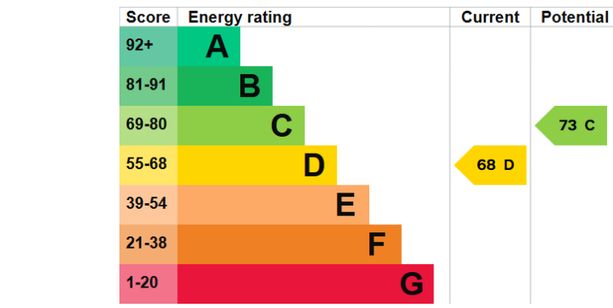












HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price £279,950

112 Highfield Road, Beverley, HU17 9QT





12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



112 Highfield Road, Beverley, HU17 9QT

DESCRIPTION

A well presented and extended three bedroom semi-detached house on a larger corner plot offering excellent parking, potential to extend or just a larger outside space. The house has been a much loved home and the extension to the side works well to provide a larger kitchen and master bedroom. There is an attached garage and the driveway and car hardstanding to the side allow parking for multiple vehicles, works vans or camper and caravans. A really lovely home that demands an early viewing to be fully appreciated.

This semi-detached house has been a much loved family home for some time and offers a superb opportunity to secure comfortable, well presented and extended accommodation in this sought after residential area. The larger corner plot broadens that appeal as it provides a larger garden but also enhanced off street parking potential, for instance the current owners have a caravan securely stored behind a gate. The property is extended to the side for both the ground and first floor which provides for a larger family kitchen and a great main bedroom which has ample space for wardrobes etc. The ground floor accommodation is also supplemented by a good sized conservatory and the larger plot means there is still considerable garden space. The property has gas-fired central heating and uPVC double glazing.

It briefly comprises: an Entrance Hall, a WC Cloaks, a Living Room with a bow window to the front, a Dining Room, an extended fitted Kitchen with a windows to the side and rear, a Conservatory, an extended Double Bedroom, a further Double Bedroom, a Single Bedroom and a Bathroom. There are gardens to the front along with a block paved driveway and further gravelled car hardstanding, with the driveway leading to an attached single garage. The gravelled car hardstanding leads past high double gates to a further area of gravelled hardstanding beyond which could provide extra parking or storage for a camper van etc. There are good sized rear gardens that extend to the side which are largely laid to lawn with an area of timber decking.

This lovely family home should be viewed to be fully appreciated but we also offer a 360 degree tour which will provide an excellent insight in the first instance.

LOCATION

The property is located on an established residential development on the north eastern side of Beverley. The development itself has a range of amenities including a newsagent, takeaways and a hairdresser's as well as a pub. The centre of Beverley is easily accessible and provides an extensive range of further shops, restaurants, pubs and other local amenities. The nearby A164 and A1035 provide connections with Hull, the East Coast and the wider road network.

ACCOMMODATION

Entrance Hall - with stairs to the first floor.

WC Cloaks - with a low flush WC and a window to the front.

Living Room - an attractive living room with a log burner and bow window to the front.

Dining Room - a window to the rear.

Kitchen - an extended kitchen with a range of base and wall mounted units, a Range cooker, plumbing for a dishwasher and washing machine and a 1.5 bowl sink and single drainer. There is a window to the rear and side and a squared archway leads to a….

Conservatory - with glazing to three sides and a French doors to the decked area.

First Floor Landing - with a built in cupboard as well as a cupboard over the stairs.

Bedroom 1 - an extended double bedroom with excellent space for wardrobes and other furniture. It has two windows to the rear.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - a single bedroom with a window to the front.

Bathroom - a three piece suite in white comprising a panelled bath with an electric shower over, low flush WC and wash hand basin. Fully tiled walls and a window to the rear.

OUTSIDE

Driveway and Garage - there is an attractively block paved driveway which leads to a single garage with an up-and-over door and power and light laid on. There is also an area of gravelled parking to the side of the driveway which leads to a further area beyond the high timber double gates which may also provide an opportunity to park a caravan or camper van.

Gardens- there is a shaped area of lawn at the front with some shrubs. The rear garden is also largely lawned but is generous due to the corner plot. There is an area of decking adjacent to the rear of the house and conservatory, and the majority of the property is surrounded by high hedging and timber fencing.



