



68 Highfield Road, Beverley, HU17 9QR

£200,000



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- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- IN NEED OF MODERNISATION THROUGH OUT
- GOOD SIZED REAR GARDEN
- CHAIN FREE
- PRIME RESIDENTIAL BEVERLEY LOCATION
- CLOSE TO LOCAL AMINITIES
- OFF STREET PARKING & GARAGE

An Exciting Renovation Opportunity in Beverley's Model Farm Area

Offered to the market in need of modernisation throughout, this extended FOUR BEDROOM SEMI DETACHED FAMILY HOME is a rare chance to create a home to your own taste in one of Beverley's most popular residential locations. Close to local amenities, it is a very convenient base for family life. The accommodation is arranged over two floors. A useful CLOAKROOM sits off the entrance porch and the front facing SPACIOUS LOUNGE is complemented by a DINING ROOM and KITCHEN, both enjoying a rear garden outlook. Upstairs are FOUR BEDROOMS and a FAMILY BATHROOM, ideal for a growing household. With a full schedule of modernisation required, buyers can reconfigure, update and finish the home exactly as they wish.

Outside, there is a driveway with plenty of OFF STREET PARKING to the front, along with a lawned garden and a GARAGE. To the rear, the GOOD SIZED GARDEN offers a great space for children, entertaining or whatever you have in mind.

Already extended in 1974, the property now offers ROOM TO EXTEND FURTHER (subject to the necessary planning consents), so the potential to add both space and value is clear. Whether you are a family looking for a project or an investor seeking your next renovation, we recommend viewing in person to appreciate it fully.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 3'3" x 3'1" (1m x 0.95m)
uPVC entrance door with glass panels, carpeted floor, central ceiling light, uPVC side aspect window.

CLOAK ROOM/WC 5'5" x 2'8" (1.66m x 0.82m)
Wooden door with brass handles, carpeted floor, central ceiling light and a low flush WC.

LOUNGE 14'0" x 11'11" (4.28m x 3.65m)
Wooden door with brass handles, carpeted floor, front aspect uPVC double glazed window, brass central ceiling light fitting, fire place with gas fire, wooden surround and mantle piece with marble back and hearth.

DINING ROOM 12'4" x 7'6" (3.76m x 2.29m)
Wooden door with brass handles, carpeted floor, central ceiling light and a rear aspect uPVC double glazed window.

KITCHEN 12'4" x 7'1" (3.77m x 2.16m)
Wooden door with brass handles, uPVC rear door, vinyl floor, two uPVC rear aspect windows, strip light, space for a washing machine, stainless steel drainer sink with mixer tap, plumbing for a washing machine, a range of wall and base units and a utility cupboard.

STAIRCASE AND LANDING 10'4" x 5'11" (3.15m x 1.81m)
With carpeted floor, central ceiling light fitting, two wooden hand rails and a storage cupboard.

BATHROOM/WETROOM 5'10" x 5'5" (1.78m x 1.66m)
Wooden door with chrome handles, polyflooring, splash back walls, electric shower, low flush WC and a vanity unit wash hand basin with mixer tap.

BEDROOM ONE 15'8" x 7'6" (4.78m x 2.31m)
Sliding wooden pocket doors, carpeted floor, central ceiling light fitting, front aspect uPVC double glazed window and wooden fitted wardrobes.

BEDROOM TWO 12'4" x 8'9" (3.77m x 2.68m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.



BEDROOM THREE

14'2" x 7'9" (4.33m x 2.38m)

Wooden door with carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM FOUR

10'4" x 7'0" (3.17m x 2.14m)

Wooden door with pendant light fitting, front aspect uPVC double glazed window and a loft hatch.

GARAGE

15'8" x 7'7" (4.80m x 2.32m)

With an electric roller door, rear aspect uPVC double glazed window, strip light and boiler housed.

EXTERIOR

To the front a concrete driveway with lawned garden and flower borders. To the rear a lawned garden with a flagged central path, a green house, wooden fence surround and mature shrubs and borders.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



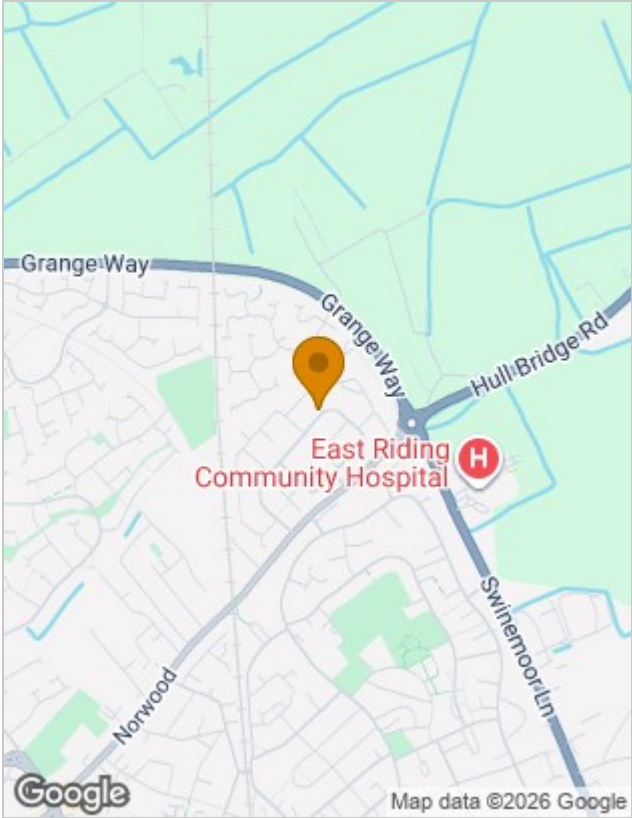
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

