



## Beck Road Brough, HU15 2JH

- NO CHAIN
- End Terraced Home
- Stylish Kitchen
- Perfect Family Home
- Three Bedrooms
- Huge Rear Garden
- Beautiful Bathroom
- Viewing Absolutely Essential

Offers in excess of £190,000





Situated in the sought-after village of Everthorpe, South Cave, this spacious three-bedroom end-terraced home offers generous living accommodation and exceptionally large gardens to both the front and rear, making it an ideal property for families and those seeking outdoor space.

The ground floor welcomes you through a practical porch into an impressive entrance area, larger than a typical hallway and providing a wonderful sense of space. There is a generous lounge, perfect for relaxing and entertaining, alongside a well-appointed kitchen and a bright conservatory overlooking the rear garden. A useful storage room adds further practicality to the home.

To the first floor are three well-proportioned bedrooms and a beautifully presented family bathroom, finished to a high standard and offering a touch of luxury.

Externally, the property enjoys outstanding gardens. The substantial rear garden is mainly laid to lawn and provides an excellent space for children, pets, and outdoor entertaining. To the front, a further large lawned garden is complemented by a paved pathway leading to the entrance.

Combining spacious accommodation with impressive outdoor space, this delightful home is ideally positioned within the popular village of South Cave and offers a fantastic opportunity for a wide range of buyers.

Viewing is highly advised to truly appreciate this property.



### Porch

A practical entrance porch providing shelter from the elements and access into the main accommodation.

### Entrance Area

13'10" x 8'2"

A particularly spacious entrance area, larger than the average hallway, creating an impressive first impression and offering ample space for coats, shoes and additional furnishings. With laminate flooring and a panel style radiator.

### Lounge

10'11" x 17'4"

The lounge is a generous and comfortable living space carpeted in a soft neutral tone, with white walls that create a fresh and airy feel. A window to the front aspect and sliding glass doors at the rear, allow natural light to flood in, with the sliding doors also providing access to the conservatory.

### Conservatory

16'9" x 7'7"

Bathed in natural light through multiple windows, the conservatory offers a bright and airy space with wood-effect vinyl flooring that complements its garden views. This room provides a wonderful area to enjoy the outdoors from the comfort of inside, with a door opening directly onto the rear garden, making it ideal for relaxing or informal dining.

### Kitchen

14'2" x 9'6"

Contemporary and stylish kitchen featuring sleek cabinetry in a soft grey finish paired with white work surfaces. Wood-effect vinyl flooring continues the warm feel throughout, and the room is well lit by natural light from the window and side door. Ample storage and counter space are arranged in a functional layout, with integrated appliances including a gas hob, oven and overhead extractor. The space also benefits from a radiator and door leading to a useful storage room.

### Storage Room

A useful storage room with a door leading directly to the garden, offering excellent practicality and additional space for household items.

### Bedroom 1

10'5" x 11'9"

A well-proportioned room featuring light carpeting and white walls, creating a calm and restful atmosphere. A single window ensures ample natural light while a radiator below provides heating convenience, along with a useful storage cupboard. The room is neatly finished and ready to make your own.

### Bedroom 2

10'11" x 9'4"

A great sized, bright space with neutral carpeting and white walls. A window facing the front garden brings in natural light, while the room's layout allows for flexible furnishing options. The door and radiator are positioned to maximise usable floor space and a useful storage cupboard adds convenience.

### Bedroom 3

7'10" x 7'8"

Good sized room finished with soft carpeting and plain white walls to maintain a fresh and clean feel. A window allows natural light to brighten the room, making it suitable for use as a bedroom, study, or guest room. With a small storage cupboard providing added convenience.

### Bathroom

7'6" x 5'5"

The bathroom has been modernised with a stylish suite featuring a bath with overhead rainfall style shower and glass screen, a white toilet, and a compact basin set within a dark vanity unit. Wood effect vinyl flooring adds contrast to the white walls, where two frosted windows provide natural light, privacy and ventilation. A heated towel rail completes this fresh and practical space.

### Rear Garden

The rear garden stretches generously and is predominantly laid to lawn, providing a fantastic outdoor space for families, entertaining and enjoying the warmer months.

### Front Garden

The front garden is spacious and set back from the road, featuring a paved pathway leading to the porch. The large lawn area and open frontage give the property a welcoming and pleasant street presence.

### Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - A
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

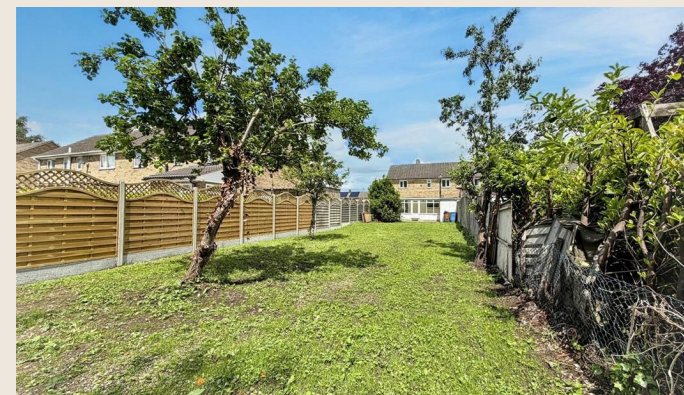
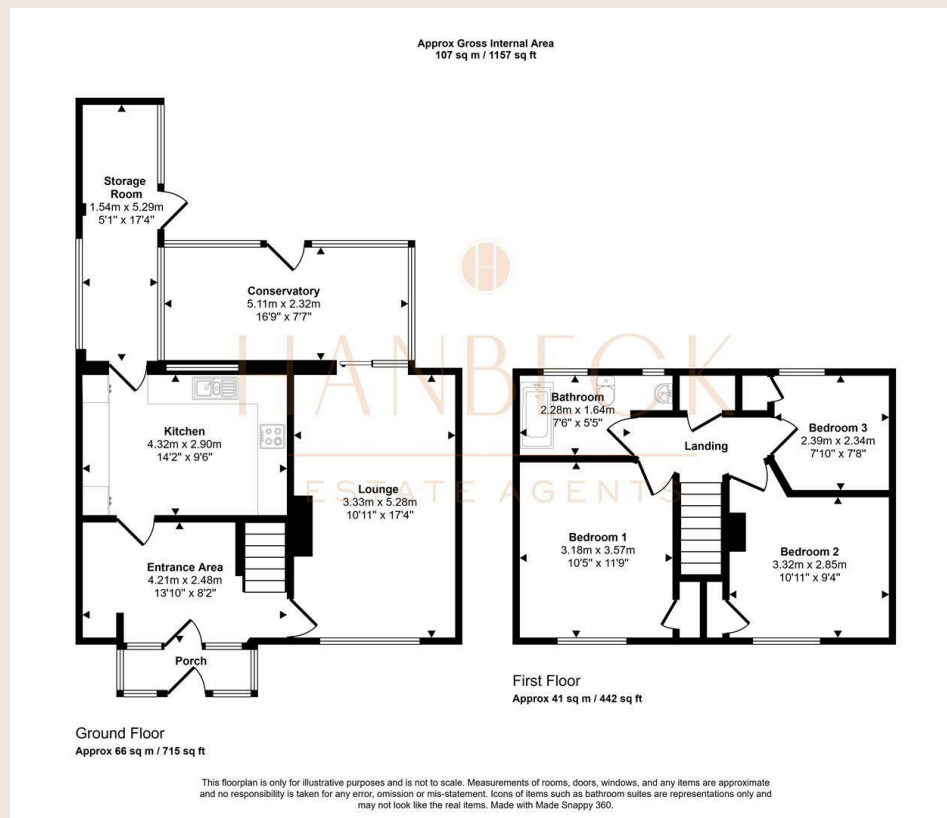
### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer



Local Authority East Riding of Yorkshire  
Council Tax Band A  
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.