

Approximate total area<sup>(1)</sup>  
907 ft<sup>2</sup>  
84.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Asking Price**  
**£425,000**

**57 Northfield Road,**  
**Beverley, HU17 7HW**



**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**

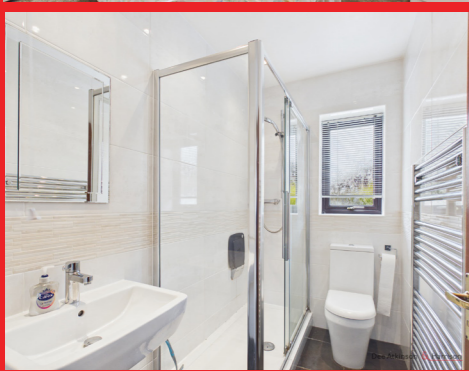
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**

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

**VIEWING**

Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Dee Atkinson & Harrison**



In such a sought after location and with a lovely and good sized garden, this detached bungalow will have wide appeal. It has the potential for an extension to the side (subject to necessary permissions) without having material impact on the rear garden. There may also be potential to extend the garage to the side to create a double garage utilising the space where the car port is (again subject to necessary permissions). Even without extension it offers over 900 sq ft of space with a good sized living room and kitchen plus 3 double bedrooms, though the 3rd bedroom has been used as a dining room. The garden is a real joy, in terms of its size, privacy and how well maintained it is. With a gas fired central heating system and uPVC double glazing the accommodation comprises: an Entrance Hall, spacious Living Room, a good sized Kitchen, 3 Double Bedrooms and a modern Shower Room. There is a driveway to the front which leads to a single garage that sits at 90 degrees to the bungalow with a car port attached. There are herbaceous beds at the front of the property in addition to the lovely mature garden at the rear.

**Kitchen** - a good sized kitchen with space for a dining table. A range of base and wall mounted units with an electric oven and hob. Window to front and side, and a door to the side.

**Bedroom** - a double bedroom with a window to the rear and fitted wardrobes.

**Bedroom 2** - a double bedroom with a window to the front and fitted wardrobes.

**Bedroom 3** - a double bedroom with a window to the rear that has been used as a dining room.

**Shower Room** - a modern 3 piece suite in white comprising a larger shower unit, low flush WC and wash hand basin. Extensive tiling and a window to the front.

Significant interest is expected in this property due to its location, the fact that it is a spacious bungalow, its lovely garden and the lack of any forward chain so early viewing is essential. We have a 360 degree tour available which will provide an excellent insight in the first instance.

**OUTSIDE**

**Driveway and Garage** - the driveway runs across the front of the house and provides off street parking for a number of vehicles. It leads to a detached brick built garage with an electric up-and-over door, courtesy door and a window to the side. Power and light is laid on. To the side of the garage there is a car port.

**Gardens** - There are herbaceous beds to the front of the property. To the rear of the property there is a good sized, very well looked after and mature garden with a large area of shaped lawn. The garden has well stocked borders with a variety of plants including mature shrubs together with hedging and fencing to the perimeters. There is access to the front of the property on both sides of the garden and at the north side of the property the gap between the property and the boundary is quite wide. This may provide an opportunity to extend the house, subject to any necessary permissions.

**ACCOMMODATION**

**Entrance Hall** - built in double cloaks cupboard.

**WC Cloaks** - with a modern suite in white comprising a low flush WC and wash hand basin. Window to the front.

**Living Room** - a good sized room with a window to the side and sliding patio doors to the garden.

# 57 Northfield Road, Beverley, HU17 7HW

**DESCRIPTION**

A three bedroom detached bungalow with a lovely spacious and very well maintained garden that is really quite private. Occupying an appealing corner cul-de-sac position there may also be potential to extend and/or increase the size of the garage (subject to necessary permissions). The property has been a much loved and well maintained home but is likely to require some updating by most buyers. A really excellent opportunity with no forward chain and early viewing is highly advisable.

**LOCATION**

Elmsall Road is a sought after residential street in the Molescroft area of Beverley, which is itself a sought after location. The property is located in the corner of a cul-de-sac off it, though it is still called Northfield Road. Local amenities include a range of shops on Woodhall Way, primary and secondary schools. Beverley town centre provides an extensive range of further amenities including shops, restaurants and leisure facilities.

