



Sigston Road, Beverley, HU17 9NS

£220,000

Extended semi detached house in popular location. Impressive reception areas plus modern kitchen, contemporary bathroom & 3 double bedrooms. Well presented gardens plus off road parking. Ready to move in with flooring and curtains included as fitted.



35 Sigston Road, Beverley, HU17 9NS

We are delighted to offer for sale this improved and extended semi detached house located in a popular area with access to amenities and transport links plus access to 'Good' and 'Outstanding' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom and a WC. A further item of note are the French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and curtains included as fitted.

To the ground floor is an entrance hall, lounge, dining room, study, kitchen, rear lobby and WC. There are 3 double bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with lawns, patio, shed, external power and tap. There is a brick out house plus off road parking.

Tenure - Freehold
Council tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 19'5" x 10'11" (5.92m x 3.34m)

With carpets and curtains.

Dining Room 8'7" x 6'9" (2.63m x 2.07m)

With carpets and blinds. French doors leading to the rear garden.

Study 10'6"(max) x 7'1"(max) (3.22m(max) x 2.16m(max))

With carpets and blinds. Access to store.

Kitchen 12'8"(max) x 12'6"(max) (3.88m(max) x 3.83m(max))

Having a comprehensive range of modern wall and base units with complimenting granite worktops, upstands and splash back. With double oven, induction hob, hood and fridge freezer. Floor tiling.

Rear Lobby

With floor tiling

WC 4'2" x 2'11" (1.29m x 0.91m)

With white sanitary ware.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 15'6" x 8'8", (4.74m x 2.66,)

With fitted carpets and 2 built in wardrobes.

Bedroom 2 12'10" x 11'11" (3.92m x 3.65m)

With carpets and curtains.

Bedroom 3 9'4" x 8'11" (2.85m x 2.74m)

With carpets and blinds plus built in wardrobes.

Bathroom 5'9" x 5'6" (1.77m x 1.69m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator, vanity basin, recessed spot lights and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens with lawns, patio, shed, external power and tap. There is a brick out house plus off road parking.





