HORNSEYS

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£180,000

29 Beck Road, Everthorpe, Brough, HU15 2JH

** NO CHAIN ** GENEROUS PLOT ** THREE BED END TERRACE **

This property is Sale Ready, the legal work has already started, saving time, reducing risk, and helping your move go smoothly. See below for details.

Boasting excellent road links for the A63, Hull, York and Selby, this property would make an ideal home situated close to the village of Everthorpe. An excellent opportunity for the buyer looking to put their own stamp on their home. In need of a degree of updating the property enjoys a recent modern well appointed kitchen, generous sized family lounge, three good sized bedrooms, family bathroom and separate WC. Sitting on a GENEROUS CORNER PLOT with a side drive and covered outdoor seating area, we strongly advise an early viewing.

Council Tax Band - A. EPC -C.

Bedrooms	Bathrooms	Receptions
3	1	1

OnTheMarket.com

RICS

EVERTHORPE

Everthorpe is a rural hamlet in the East Riding of Yorkshire. It is situated approximately 11 miles (18 km) west of Hull city centre and 10 miles (16 km) east of the market town of Howden, midway between North Cave and South Cave. It lies 1 mile (1.6 km) north of the A63 road and 1 mile west of the A1034 road.

ENTRANCE

Entered through a UPVC double glazed door with UPVC double glazed side panels allowing an abundance of natural light to welcome you home. With an open plan layout leading to the breakfast kitchen, the entrance also has a carpeted flight of stairs rising to the first floor.

KITCHEN

5.54m x 4.19m (18'2" x 13'8")





Modern and well appointed for family living, the kitchen boasts a range of matching wall, base and larder units with contrasting work surfaces over that extend into a breakfast bar, and with splashback tiling to the walls. As well as a good size storage cupboard and ample space for a larder style fridge freezer, there is a freestanding cooker with extractor hood over, plumbing for an automatic washing machine and tumble dryer, and an inset kitchen sink with drainer and mixer tap over. The breakfast kitchen is finished with modern ceiling down lights, laminate flooring, a UPVC double glazed window and a UPVC double glazed door leading to the rear garden.

LOUNGE

3.32m x 5.55m (10'10" x 18'2")



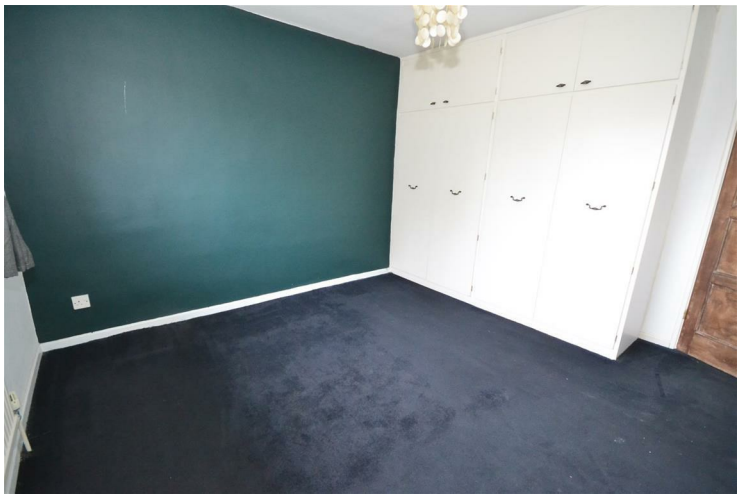
With a pleasant dual aspect to both the front and the rear of the property, the family lounge is centred around a feature fireplace with an open grate. Modern laminate flooring is complimented with neutral decor to the walls and a chimney breast with tones from a modern palette. UPVC double glazed windows are to the front and the rear aspects and there is a central heating radiator.

LANDING

With a carpeted floor and a storage cupboard, the landing allows access to...

BEDROOM ONE

3.26m x 3.64m including wardrobes (10'8" x 11'11" including wardrobes)



The first double bedroom to the front of the property has a carpeted floor, neutral tones to the walls and a range of fitted wardrobes providing ample bedroom hanging and stroage space. There is a UPVC double glazed window, a central heating radiator, and storage cupboard.

BEDROOM TWO

3.37m x 2.88m max (11'0" x 9'5" max)



Also to the front of the property with pleasant neutral tones decorating the walls, the second double bedroom boasts a carpeted floor, central heating radiator and a UPVC double glazed window.

BEDROOM THREE

2.37m x 2.45m (7'9" x 8'0")



To the rear of the property, bedroom three has a modern laminate floor, central heating radiator, and a UPVC double glazed window.

BATHROOM



Fitted with a matching wall hung wash basin and a paneled bath with electric shower over and a fixed shower screen. Laminate flooring contrasts with wall tiling, and a central heating radiator and a UPVC double glazed window complete the room.

W.C



With a low level flush W.C, UPVC double glazed window and a laminate floor.

FRONT GARDEN

The property enjoys an open plan layout to the front with an expanse of lawn, side driveway and a pathway leading to the main entrance door.

REAR GARDEN



A real feature for this property is the generous rear garden. Enclosed with timber fencing and providing a degree of privacy, to the side of the property is a covered area with power - ideal for relaxing or entertaining. The majority of the rear garden is laid to lawn with a storage shed and a log store.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Gas central heating.

TENURE

The property is freehold.

VIEWING

Viewing is strictly by appointment with the agents. Tel 01430 872551.

EPC

A copy of the full Energy Performance Certificate for this

property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

ANTI-MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MOVE READY

Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01430872551.

POSSESSION

Vacant possession on completion.

AGENTS NOTE

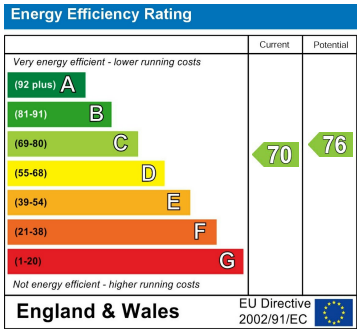
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

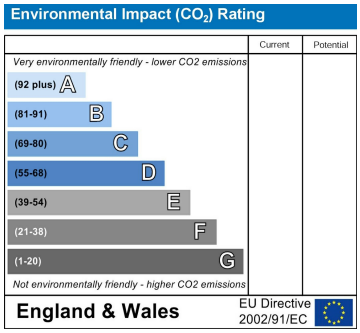
DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.





Floor plan



Total area: approx. 85.6 sq. metres (921.5 sq. feet)