



Figham Road, Beverley, HU17 0PH
Price Guide £300,000

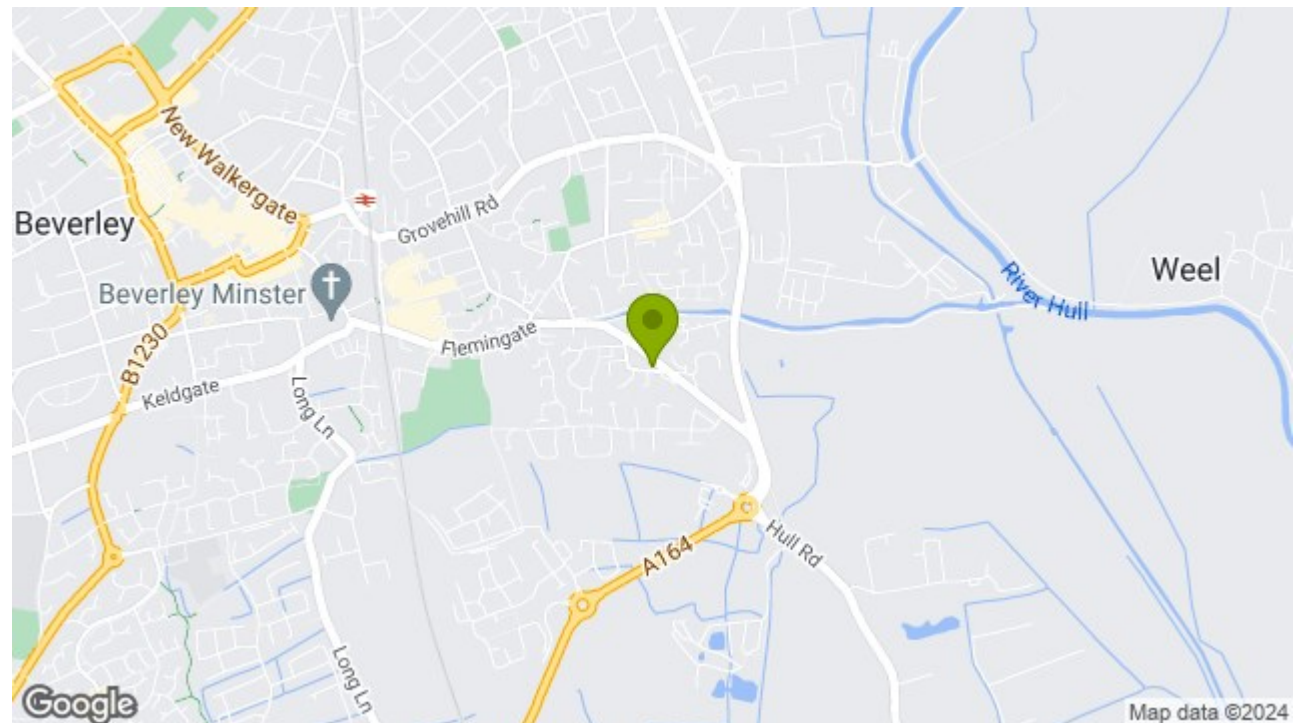
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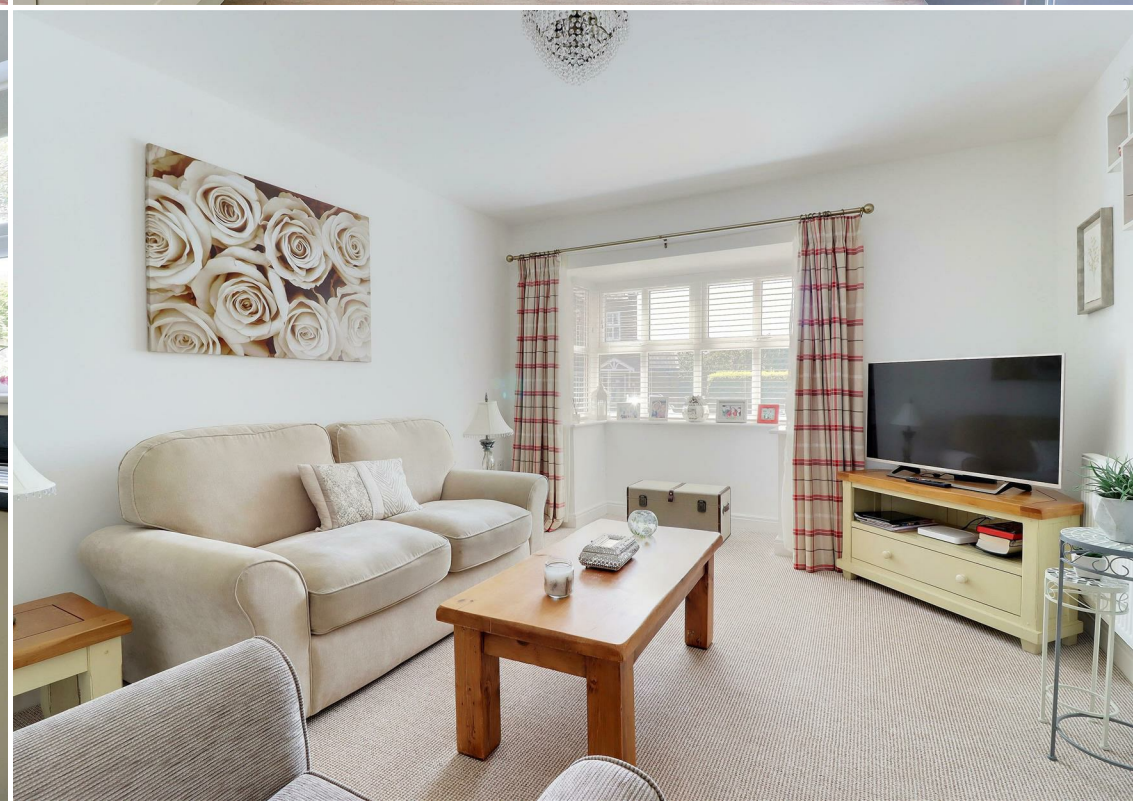
Key Features

- Offers Between £300,000 - £310,000
- Detached Family Home
- 4 Double Bedrooms
- Fitted Dining Kitchen + Utility Room
- Attractive Bay Fronted Lounge
- En-Suite To Primary Bedroom
- Private Rear Garden
- Ground Floor WC
- Driveway Parking
- EPC = TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	88
England & Wales		
EU Directive 2002/91/EC		

INVITING OFFERS BETWEEN £300,000 - £310,000 - Set in a convenient location, a short distance from Beverley town centre and Flemingate, this attractive four-bedroom detached residence boasts an array of living spaces spread across three floors. Boasting excellent versatility, the property features a welcoming hallway which sets the tone, leading to a downstairs cloakroom/W.C, a well proportioned lounge is adorned with a bay window, spacious dining kitchen enjoys views of the garden and there is a convenient utility room. Upon the first floor there are two generously proportioned bedrooms, including the primary bedroom with an en-suite shower room, supplemented by a separate house bathroom. To the second floor there are two further double bedrooms. Outside, a block set driveway offers off-street parking, while the established rear garden offers excellent privacy.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor and there is a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin with a tiled splashback.

LOUNGE

14'4" + bay x 11'5" (4.39 + bay x 3.49)

An attractive front facing lounge with a deep bay window and a large walk-in storage cupboard.

DINING KITCHEN

10'4" x 15'10" (3.17 x 4.84)

The shaker style fitted kitchen comprises a range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. A stainless steel sink unit sits beneath a window to the rear and integral appliances include an oven, gas hob, extractor hood and a dishwasher. There is space for a dining table with French doors opening to the rear garden.

UTILITY ROOM

7'7" x 4'11" (2.32 x 1.52)

A useful utility room which is fitted with fitted units, contrasting worksurface and a wall mounted boiler. There is space and plumbing for an automatic washing machine and second undercounter appliance, a window to the side elevation and a door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A staircase leads to the second floor.

BEDROOM 1

10'9" x 15'10" (3.29 x 4.84)

A spacious double bedroom with two windows to the front elevation and access to an en-suite.

EN-SUITE

6'6" x 5'10" (2 x 1.8)

The en-suite is fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower enclosure

BEDROOM 2

10'4" x 9'3" (3.17 x 2.84)

A double bedroom with a window to the rear.

BATHROOM

7'1" x 6'2" (2.17 x 1.9)

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, central fill and a 'rainfall' shower head. There is partial tiling and a window to the rear.

SECOND FLOOR

With a cylinder cupboard within the stairwell.

LANDING

With a Velux window and access to the second floor accommodation.

BEDROOM 3

10'4" x 9'11" (3.17 x 3.04)

A double bedroom with a window to the rear.

BEDROOM 4

11'1" x 9'11" (3.39 x 3.04)

A further double bedroom with a window to the front.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a block paved footpath which leads to the entrance door.

REAR

The established rear garden offers excellent privacy and features a patio adjoining the property with a lawn beyond. There is a gravelled area and established planting beds to the perimeter.

DRIVEWAY

A block paved driveway provides off street parking and leads to timber gates.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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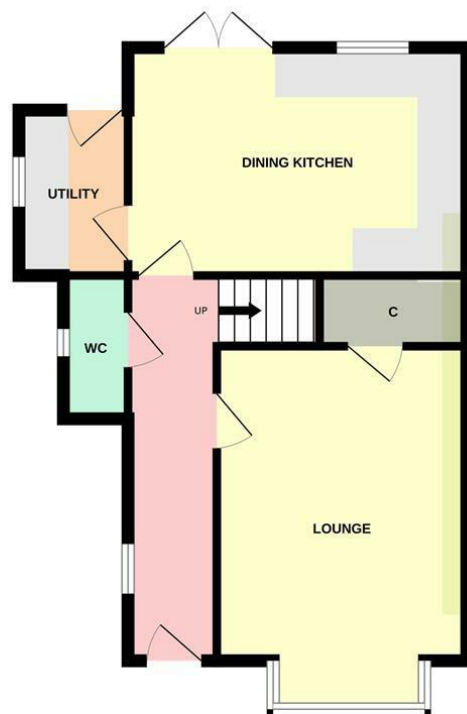
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

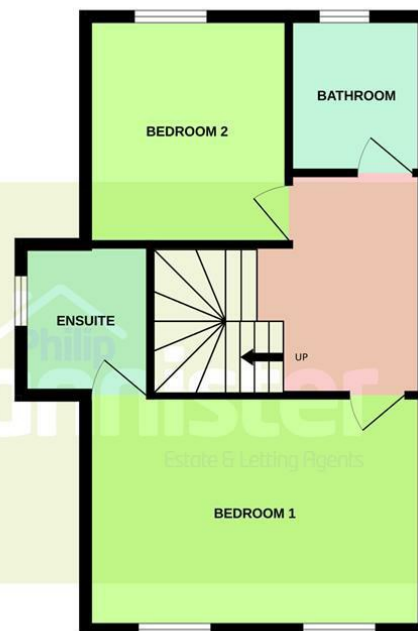




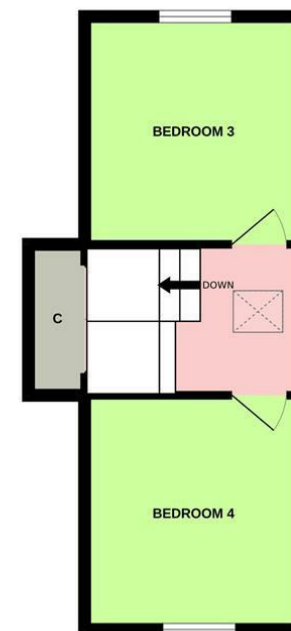
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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