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Limb
MOVING HOME









45 Beck Road, Everthorpe, East Yorkshire, HU15 2JJ

- Terraced House
- Three Good Sized Bedrooms
- Modern Kitchen
- Council Tax Band = A
- Spacious Lounge
- Front and Rear Gardens
- Off Street Parking
- Freehold / EPC = C

£169,950

INTRODUCTION

This mid-terraced home offers excellent accommodation and presents a superb opportunity for a buyer seeking a property they can truly make their own. While the property would benefit from a degree of modernisation, the spacious internal layout provides a wonderful foundation for creating a contemporary family living space with the added benefit of no onward chain!

The ground floor features an entrance reception area leading into a modern kitchen and a large, spacious lounge designed for comfortable family relaxation. The first floor hosts three well-proportioned bedrooms, served by a bathroom and a separate W.C., offering practical living arrangements.

A significant advantage of this property is the inclusion of both front and rear gardens, providing essential outdoor space. Furthermore, the property benefits from off-street parking for two vehicles, a highly desirable feature. This is an exciting opportunity to invest in a well-located home with significant scope for personalization.

LOCATION

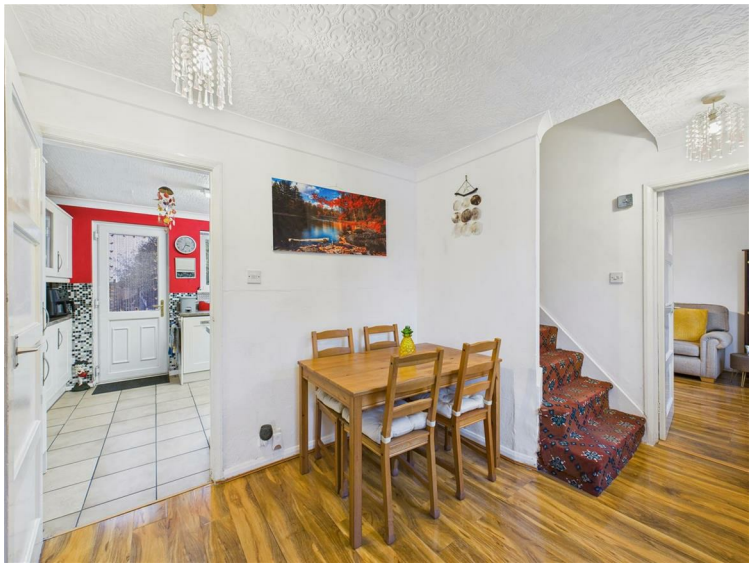
Beck Road runs directly off Sands Lane which lies between the villages of South Cave and North Cave. Everthorpe is a small hamlet situated at the foot of the Yorkshire Wolds close to the neighbouring larger villages of South Cave and North Cave. Whilst offering the attractions of a rural setting, Everthorpe is also well placed for access to the areas larger conurbations and business links. Both South Cave and North Cave offer a good range of shops, amenities, recreational facilities and schooling. The historic market town of Beverley lies some 15 minutes away by car and convenient access can be gained to York, Hull city centre and the A63/M62 motorway network which lies approx. 5 minutes driving time away. There is also a mainline railway station at nearby Brough.

ACCOMMODATION

Residential entrance door to:

ENTRANCE RECEPTION

With coat cupboard, staircase leading up to the first floor and ample space for a dining table and chairs.

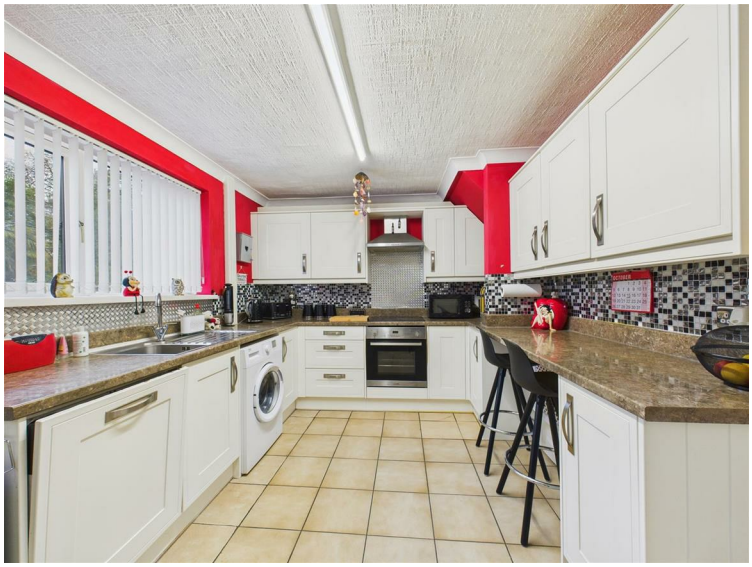


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KITCHEN

Having a range of modern base and wall units, laminate worktops incorporating a sink and drainer plus breakfast bar. There is an integrated oven and hob with filter hood above, plumbing for a washing machine, integrated dishwasher and fridge/freezer. Tiled floor, window and external access door to rear.

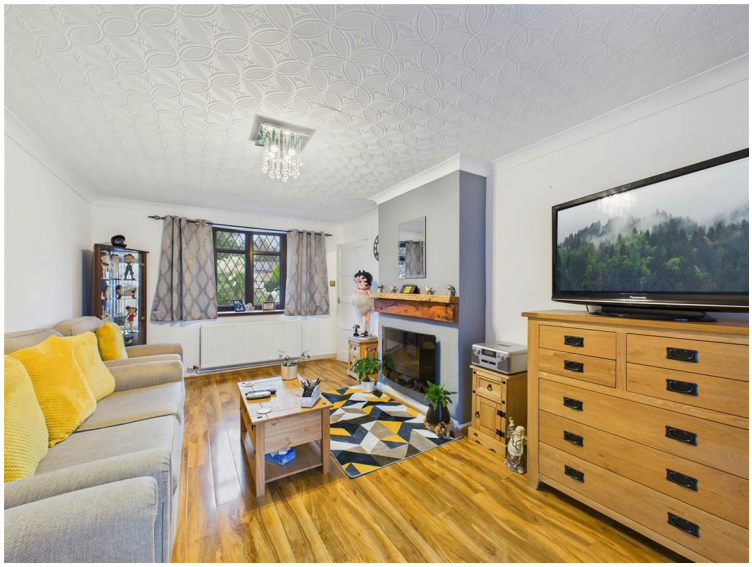




LOUNGE

With window to front and patio doors to rear. Wall mounted electric fire.





FIRST FLOOR

LANDING

With loft access hatch and airing cupboard.

BEDROOM 1

With built in cupboard and window to front.



BEDROOM 2

With built in cupboard and window to front.

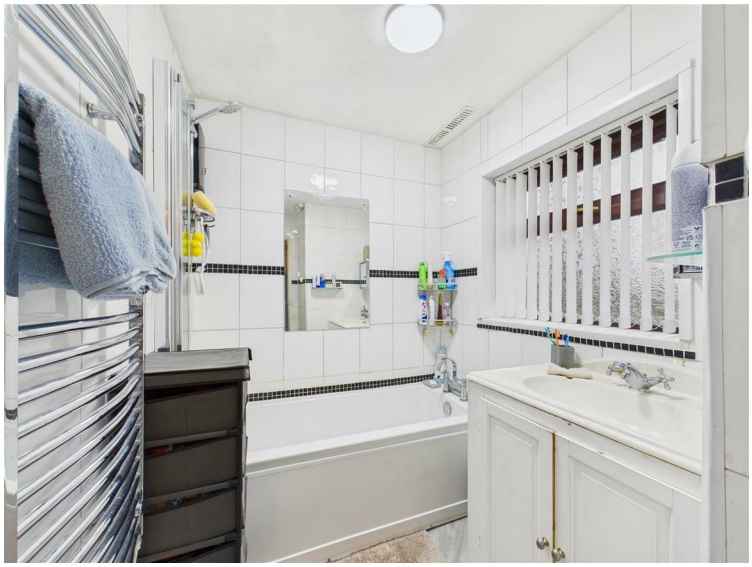


BEDROOM 3

With built in cupboard and window to rear.

BATHROOM

With suite comprising a bath with shower over and screen, cabinet with wash hand basin, heated towel rail, tiled walls and window to rear.



W.C.

With low flush W.C. and wash hand basin. window to rear.

OUTSIDE

A lawned garden extends to the front and there is parking for two vehicles. The rear garden enjoys a south westerly aspect with patio, lawn, two sheds and an access gate to the rear which leads to allotments.

The property features an open green space to the front, with the section directly in front of the home privately owned and maintained by the current owner. This specific area may be utilized for additional parking.





TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

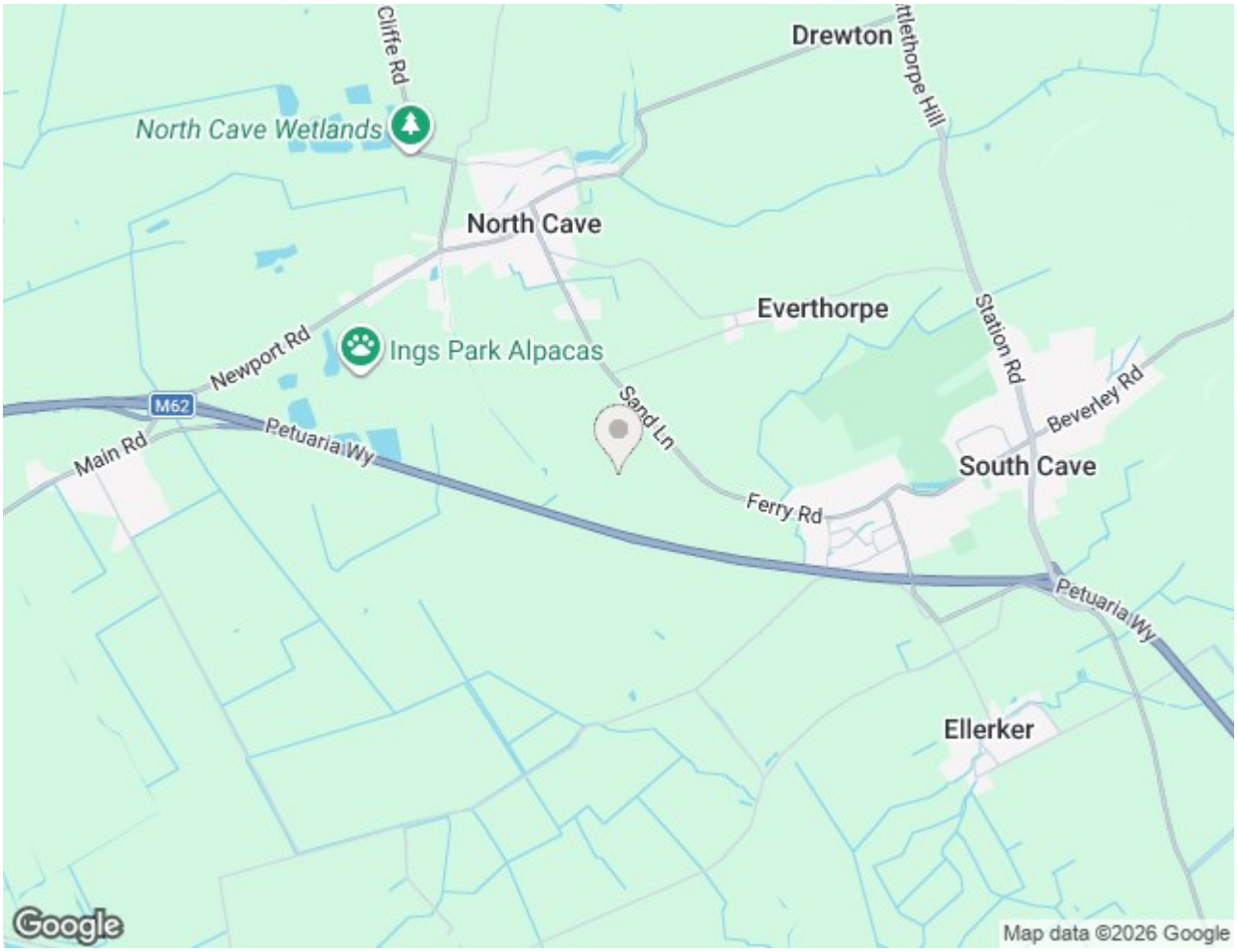
PHOTOGRAPH DISCLAIMER

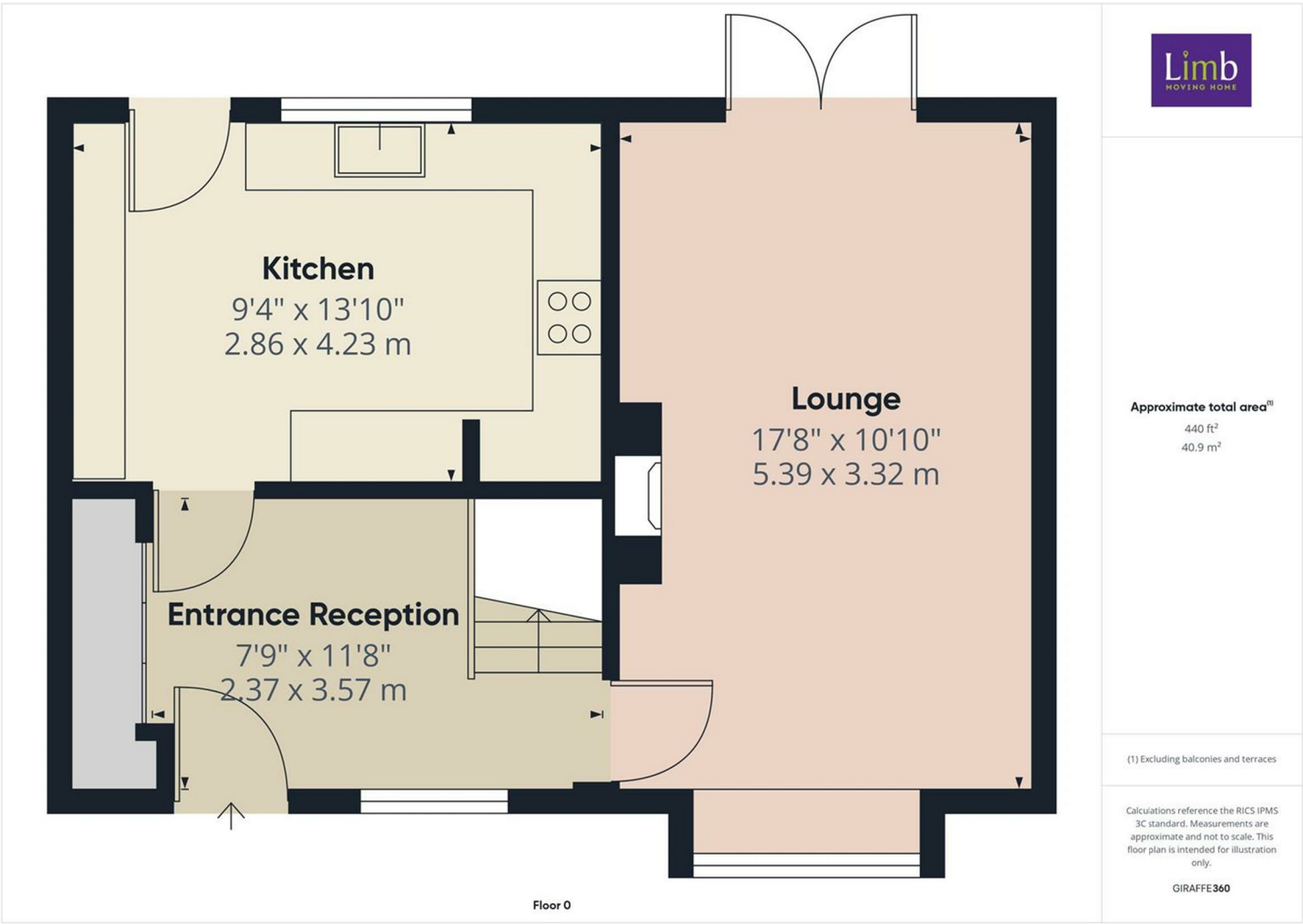
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

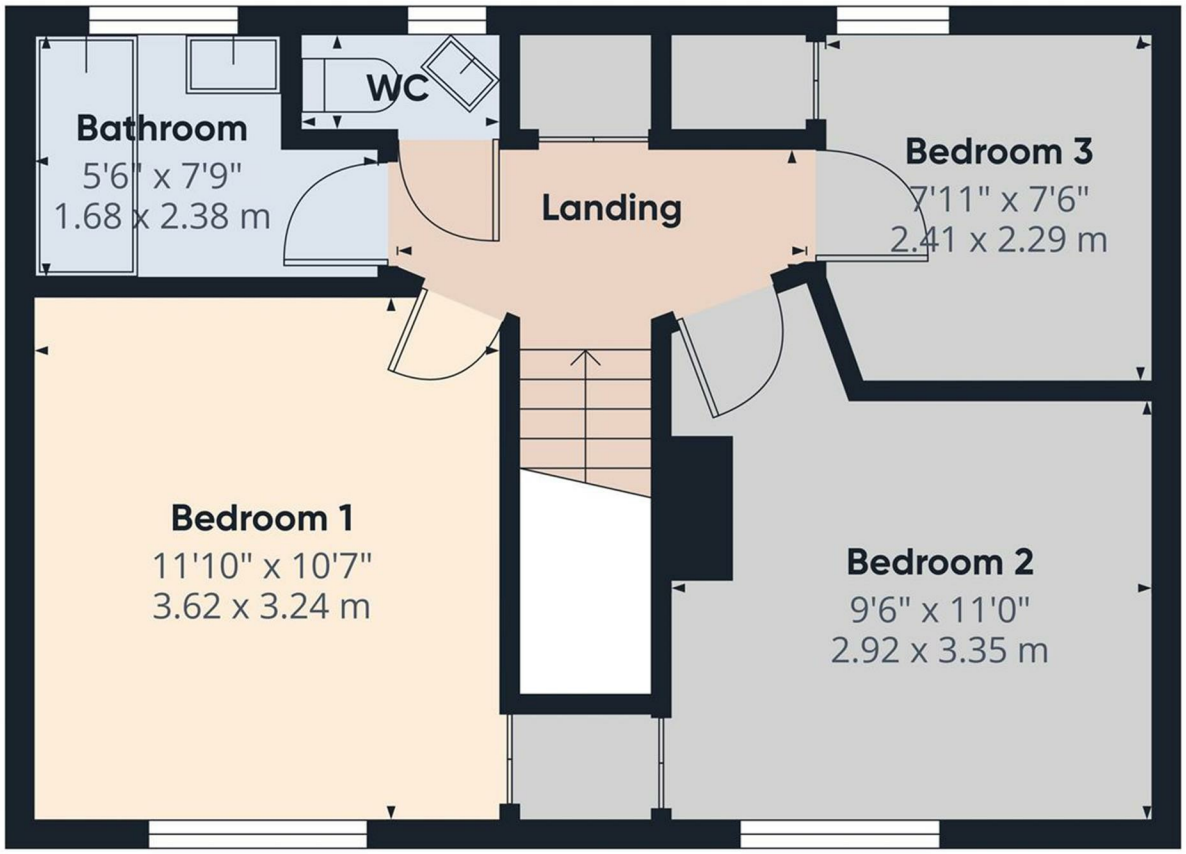
PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

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North Cave
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Newport Rd
Ings Park Alpacas
M62
Sand Ln
Beverley Rd
Main Rd
Petuaria Wy
South Cave
Ferry Rd
Petuaria Wy
Ellerker
Google
Map data ©2026 Google


Kitchen
9'4" x 13'10"
2.86 x 4.23 m
Lounge
17'8" x 10'10"
5.39 x 3.32 m
Entrance Reception
7'9" x 11'8"
2.37 x 3.57 m
Floor 0
Approximate total area(1)
440 ft²
40.9 m²
(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.
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Floor 1

Approximate total area(1)

401 ft²

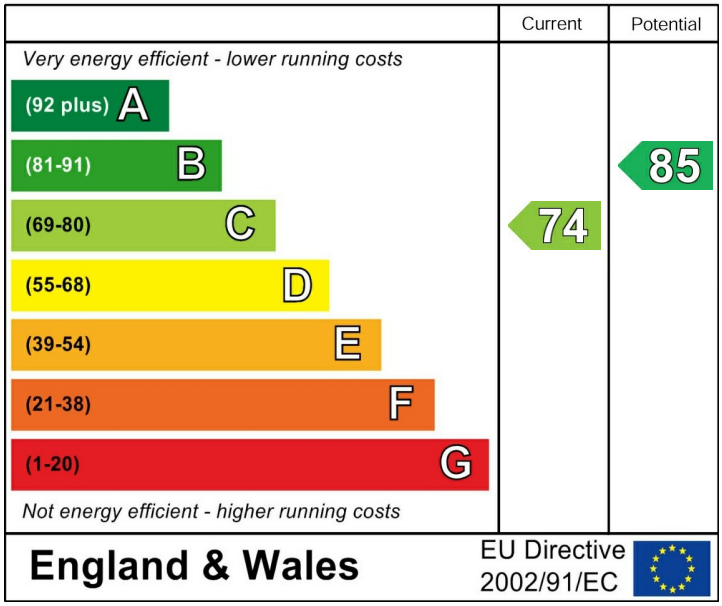
37.1 m²

(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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

