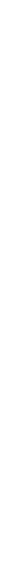




Highfield, 18 Victoria Road, Beverley, HU17 8PA



AN EXCITING REFURBISHMENT OPPORTUNITY FOR THOSE SEEKING TO CREATE  
A STUNNING HOME IN A DESIRABLE YORKSHIRE MARKET TOWN



This Art Deco style residence, built in the mid-1930s, offers generous living space with four double bedrooms, modern double glazed windows, and stands on a substantial  $\frac{1}{4}$  acre plot

Located on the south side of Beverley, residents will enjoy easy access to local amenities, the historic Beverley Minster, and excellent transport links.

#### Agent's Perspective

Welcome to Highfields, 18 Victoria Road, a charming Art Deco style property with a rich history and great potential. Built in the mid-1930s and cherished by the same family since, this home is now ready for a new chapter.

The property stands on a generous  $\frac{1}{4}$  acre plot, offering plenty of space for both indoor and outdoor living. As you approach Highfields, you'll notice its impressive road frontage and the sense of privacy it affords.

The house itself features four spacious double bedrooms, perfect for a growing family. The modern double glazed windows provide comfort and energy efficiency, while the overall layout of the house gives you a blank canvas to create your dream home.

One of the standout features of this property is its location in one of Yorkshire's most desirable market towns. Beverley is renowned for its vibrant market places and the historic Beverley Minster.

Living on Victoria Road means you're just a short distance from these attractions, along with the convenience of local amenities. For those needing to commute, the location offers easy access to Kingston Upon Hull, the Humber Bridge, and the A63. Plus, the local railway station provides direct access to London Kings Cross, making travel straightforward.







Highfields is not just about the house itself but also the potential it holds. The substantial plot allows for further development and extension, enabling you to truly put your own stamp on the property. Whether you want to expand the living space, create a beautiful garden, or add modern features, the possibilities are endless.

This is a rare opportunity to acquire a property of this calibre in such a sought-after location. We invite you to visit Highfields and see for yourself the potential it offers. With a bit of imagination and effort, you can transform this house into a magnificent home that will be cherished for years to come.

#### Tenure

The property is freehold.

#### Double Glazing

The property has the benefit of UPVC double glazed windows.

#### Agents Note

We are advised that the property cannot be sold for development into more than a single dwelling on the site and that any buyer will be expected to enter into legal documentation to that effect.

#### Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

Strictly by appointment with the sole agents.

### Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

### Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Valuation/Market Appraisal:

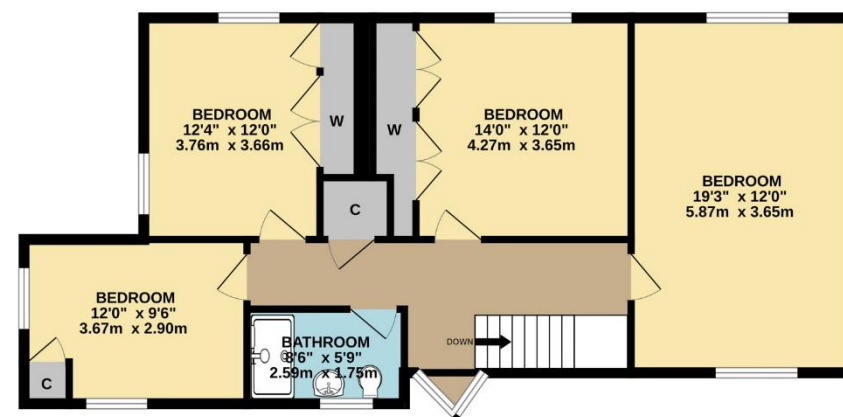
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GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



VICTORIA ROAD, BEVERLEY, HU17 8PA

TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

