



120 Sigston Road
Beverley, East Yorkshire HU17 9PA
Offers over £145,000



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* SUPER FIRST TIME BUY OR INVESTMENT * NO ONWARD CHAIN *
 360° VIRTUAL VIEWING AVAILABLE ONLINE *

This middle terrace home could be perfect for anyone seeking an affordable first home, next step up the property ladder or a savvy investment purchase! Offering a spacious arrangement of three bedroomed accommodation that has recently undergone a programme of cosmetic enhancement, including a new kitchen, to create a tidy home in a ready-to-move-in condition. Set well back from the road, with a communal green space in front, in an established residential location, the property offers an enclosed garden with a store shed and far-reaching views to the rear. BOOK YOUR VIEWING TODAY!

Entrance Hall 6'2" x 5'1"

A uPVC double glazed panel external door opens into a hall area with radiator and stairs leading off.

Lounge/Dining Room 17'4" max x 14'4" max

This spacious main reception room offers ample space to accommodate seating and dining areas, with a double glazed window to the front elevation, radiator and spot lights.

Kitchen 20'6" x 5'10"

Comprehensively fitted with a modern range of base, wall and drawer units in a grey high-gloss finish with slate effect rolled edge work surfaces, stainless steel one and a half bowl sink unit and splash back tiling. Integrated electric oven and electric hob with extractor cowl above. Wall mounted gas combi boiler, radiator, slate effect tiled flooring, double glazed window and double glazed panel external door to the rear garden. Access to under-stair store cupboard off.

First Floor Landing

With loft access hatch.

Bedroom One 14'0" x 10'0"

A very well proportioned double room with two double glazed windows to the front elevation, radiator and TV point.

Bedroom Two 11'0" x 10'4"

Another good double room with a radiator and a double glazed window to the rear elevation which enjoys views over neighbouring green fields.

Bedroom Three 10'0" max x 8'0" max

A comfortable single room features a double glazed window, radiator and a built-in cupboard over the staircase.

Bathroom 11'0" max x 7'4" max

A white suite comprises a panelled bath with electric shower unit and glass side screen, pedestal wash basin and WC. Towel radiator, splash back tiling and two double glazed windows.

External

To the front of the property is a lawned garden with a pathway leading to the front door and pedestrian access through a passageway to the rear garden.

Rear Garden

With a paved patio immediately to the rear of the house and a grassed section beyond. A brick-built outbuilding provides useful secure storage.

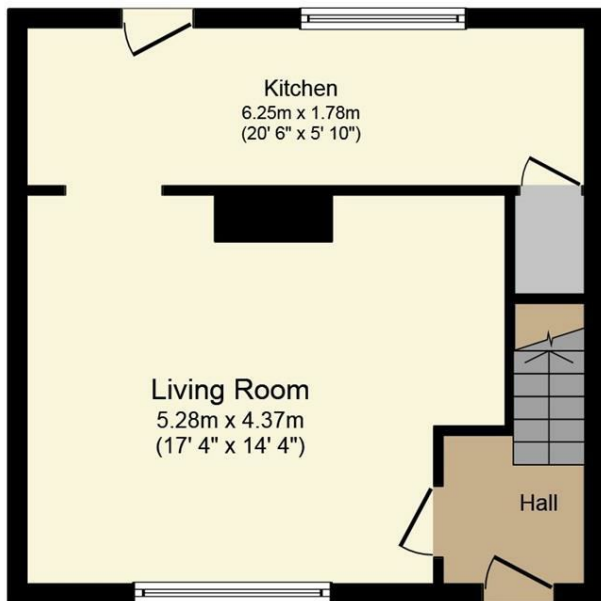
Measurements:

MEASUREMENTS: All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

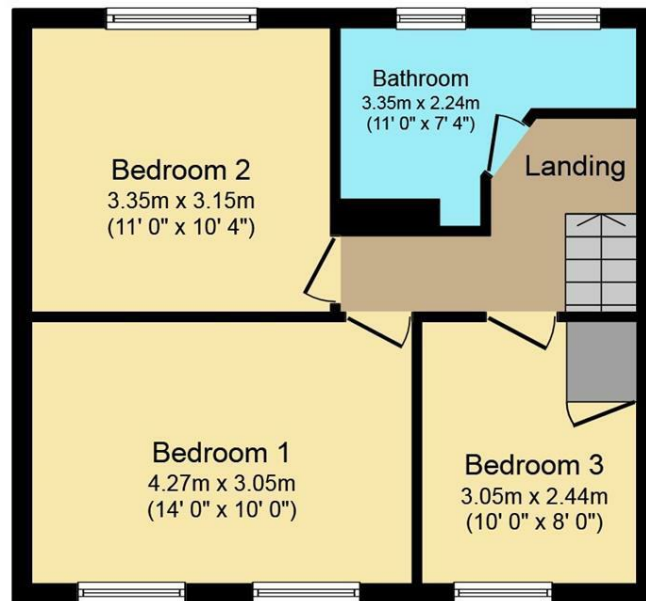
Disclaimer:

DISCLAIMER: 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. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:



Ground Floor
 Floor area 39.0 sq. m. (420 sq. ft.) approx

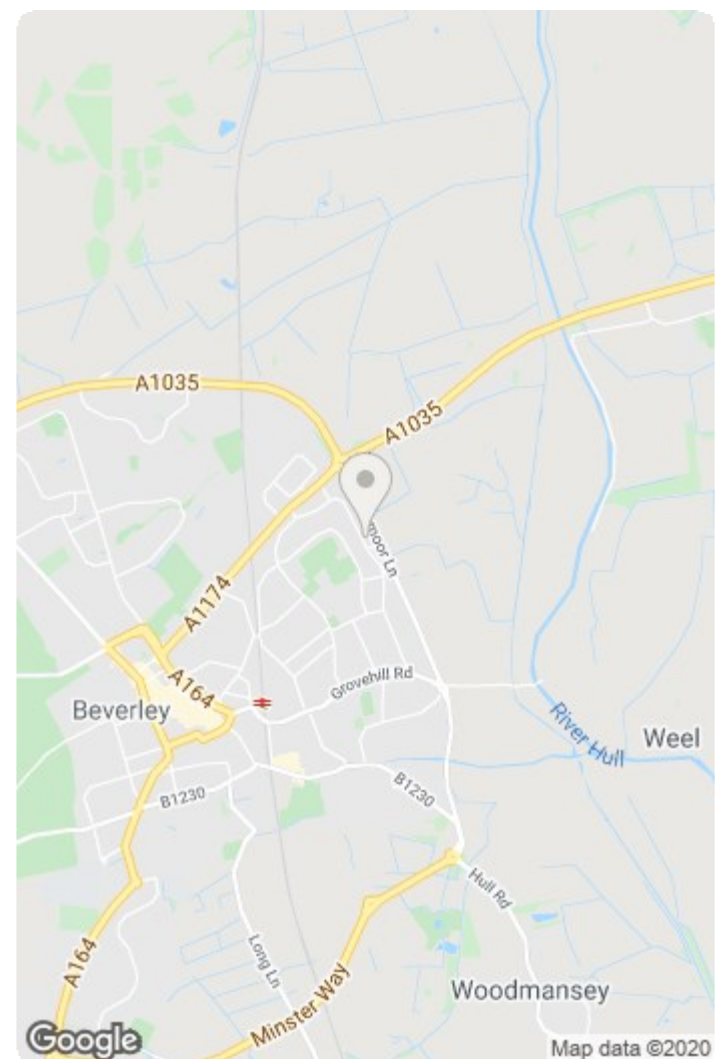


First Floor
 Floor area 42.0 sq. m. (452 sq. ft.) approx

Total floor area 81.0 sq. m. (872 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

PLEASE NOTE: To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	72	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		