CLUBLEYS

24, Beck Road, Everthorpe, HU15 2JH

Offers Over £200,000







SUBSTANTIAL CORNER PLOT - GENEROUS DRIVEWAY AND GATED GARDEN ACCESS - VIEWING ESSENTIAL.

This attractive three bedroom home offers a superb combination of modern living, generous outside space and practical family accommodation.

The property is well presented throughout and features three well-proportioned bedrooms, a modern bathroom and an inviting dual-aspect reception room with a recessed log burner and patio doors opening onto the rear garden.

A particular feature of the property is the substantial corner plot, which provides a notably generous garden along with a spacious driveway area and gated access to the garden. The layout creates a practical and versatile outside space, with plenty of room for parking while still retaining an impressive garden.

There is also a garage located within a nearby block.

With its modern finish, generous plot and well-balanced accommodation, this property would make an excellent choice for first-time buyers, families or anyone looking for a home with plenty of outdoor space.

Viewing is highly recommended to fully appreciate the size of the plot, driveway and garden.

Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
4.22m x 2.39m (13'10" x 7'10")
Upvc front entrance door with side glazed panel gives access to the spacious entrance hall with stairs off to the first floor. Coved ceiling, tiling to the floor and recessed storage cupboard.

LIVING ROOM
5.38m x 3.33m (17'7" x 10'11")
The good sized living room enjoys a dual aspect with a double glazed bow window to the front elevation and double patio doors lead into the rear garden. Feature recessed fireplace housing log burner with timber mantle and tiled hearth and decorative panelling to the walls.

KITCHEN
4.22m x 2.87m (13'10" x 9'4")
A great space with a comprehensive range of modern light coloured base, wall and floor units with complimentary work surfaces incorporating a one and a half bowl ceramic sink unit. Space for American fridge freezer, washing machine and Aga style oven. Part tiling to the walls, tiling to the floor and spotlights to the ceiling. Upvc rear door off.

FIRST FLOOR

LANDING
Hatch to loft space and recessed storage cupboard housing gas central heating boiler.

BEDROOM ONE
3.66m x 3.28m (12'0" x 10'9")
A generous double room to the front elevation with recessed storage cupboard and decorative wall panelling.

BEDROOM TWO
3.35m x 2.87m (10'11" x 9'4")
A good sized double to the front elevation with recessed storage cupboard.

BEDROOM THREE
2.34m 1.60m (7'8" 5'2")
To the rear elevation.

BATHROOM
3.83m x 2.35m max (12'6" x 7'8" max)
L shaped bathroom with feature walk in shower having feature recessed shelving and waterfall shower with hand held attachment. Modern vanity sink unit with moulded sink and storage under, concealed WC and panelled bath. Full complimentary tiling to the walls and floor.

OUTSIDE
The front of the property is laid to stone and provides ample off street parking. Side gate gives access to the property and a paved raised pathway leads to the rear seating area.

There is a garage which is situated in a separate block nearby.

ADDITIONAL INFORMATION
Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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

APPLIANCES
No appliances have been tested by the agent.

FLOORPLAN/MEASUREMENTS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

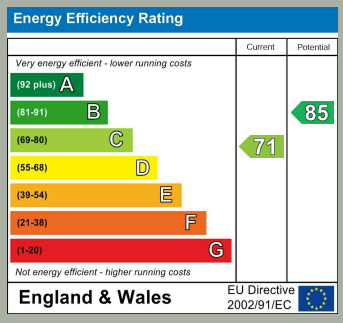
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.