CLUBLEYS

4, Johnston Court, Beverley, HU17 9GF
£160,000







A brilliant opportunity for those with great ideas!! This blank canvas needs some extra love but has so much potential for buyers to create their dream home!

The house offers a spacious layout with plenty of scope to put your own stamp on it and create a home that suits your style. With two good-sized bedrooms, there's plenty of room for comfortable family living, a home office, or simply a relaxing space to call your own. Located in Beverley, you'll also be close to a town known for its history, character and friendly community.

For anyone looking for a project, this property offers lots of potential. With some time, effort and a little imagination, it could be transformed into a modern and stylish home. There's plenty of scope to improve and personalise the space, giving you the chance to create something that's truly your own.

Ultimately, this isn't just a house — it's a chance to create the home you've been looking for. If you're ready to take on a renovation project and bring your ideas to life, this could be a great opportunity.

Tenure - Freehold
Council Tax Band - C

Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
UPVC double glazed entrance door, access to lounge, stairs leading to first floor accommodation.

LOUNGE
4.898 x 3.231 (16'0" x 10'7")
UPVC double glazed window to the front, radiator, fireplace with wooden surround.

KITCHEN/DINER
4.153 x 2.887 (13'7" x 9'5")
Fitted with a range of wall & base units with work surfaces over, stainless sink with mixer tap, integrated high level electric oven, integrated microwave, space/plumbing for washing machine, space/plumbing for dishwasher, space for fridge/freezer, space for kitchen table, understairs cupboard for storage, radiator, UPVC double glazed window to the rear, UPVC double glazed patio doors leading to rear garden.

LANDING
Cupboard housing water tank, loft hatch.

BEDROOM ONE
3.222 x 2.714 (10'6" x 8'10")
UPVC double glazed window to the front, cupboard for storage, radiator.

BEDROOM TWO/THREE
4.159 x 3.063 (13'7" x 10'0")
Partition removed to create larger bedroom, can easily be added back in. UPVC double glazed window to the rear, radiator.

SHOWER ROOM
2.158 x 1.682 (7'0" x 5'6")
Wall mounted electric shower, low level W.C, pedestal wash hand basin, chrome heated towel rail.

OUTSIDE
To the front of the property is one allocated parking bay with paved pathway leading to front entrance door with decorative gravel. To the rear of the property is the garden which is mainly laid to lawn with paved pathway leading to access gate.

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.

*Edits
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

APPLIANCES
No appliances have been tested by the agent.

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

clubleys.com













Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor

First Floor



Total area: approx. 65.3 sq. metres (702.8 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.

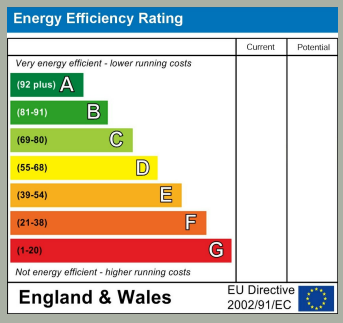
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.