



21 Pennyman Road, Beverley, HU17 9NU

£119,950





# 21 Pennyman Road

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- TWO BEDROOM SEMI DETACHED HOUSE
- IN NEED OF REFURBISHMENT
- IDEAL FOR FIRST TIME BUYERS
- LARGE REAR GARDEN
- GREAT POTENTIAL
- END TERRACE

A fantastic opportunity in the heart of Beverley!

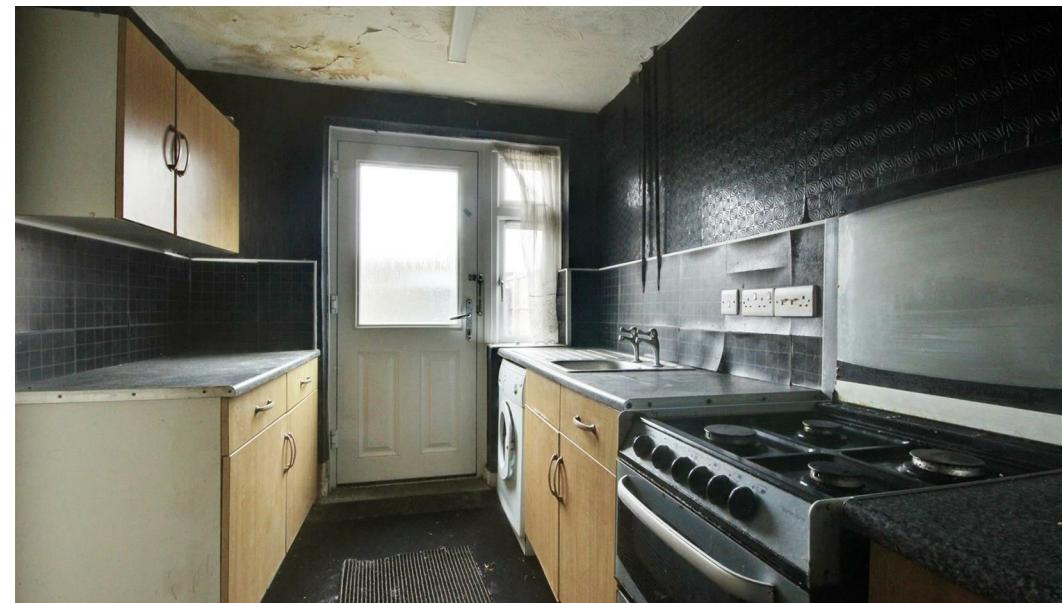
Situated in Pennyman Road, this end of terrace property offers an exciting opportunity for buyers seeking a project with genuine potential in the heart of Beverley. Requiring modernisation throughout, the home provides a blank canvas for those looking to create a home of their own or a rewarding investment.

The accommodation currently comprises two well sized bedrooms and a generous reception room, offering plenty of scope to reconfigure or enhance the layout to suit modern living. The property's footprint allows for creative improvement, making it ideal for renovators, first time buyers keen to add value, or investors alike.

Set within a quiet residential street, the location is a real highlight, just a short distance from Beverley's historic town centre, local shops, schools, parks, and excellent transport links. Properties on Pennyman Road are sought after, making this an attractive proposition for those with vision.

Opportunities like this, in such a strong Beverley location, are increasingly rare. With the right upgrades, this house has the potential to become a fantastic home or a solid addition to a portfolio.

Get in touch and book your viewing today!



## ACCOMMODATION COMPRISSES

### ENTRANCE PORCH

7'0" x 5'10" (2.14m x 1.80m ) Composite entrance door, carpeted floor and a pendant light fitting.

### LOUNGE

19'5" x 11'0" (5.92m x 3.36m ) Wooden door with chrome handles, carpeted floor, two central light fittings, front aspect uPVC double glazed window and an electric fire.

### KITCHEN

10'7" x 7'1" (3.25m x 2.16m ) Wooden door with chrome handles, carpeted floor, strip light fitting, rear aspect uPVC double glazed window, rear aspect single glazed window, a range of wall and base units, extractor fan, plumbing for washing machine, space for a cooker and fridge freezer, stainless steel drainer sink and an under the stairs sink.

### BEDROOM ONE

15'6" x 8'9" (4.73m x 2.68m ) Wooden door, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, two built in cupboards,

### BEDROOM TWO

12'3" x 8'11" (3.75m x 2.73m ) Wooden door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and two built in cupboards.

### STAIRCASE AND LANDING

Pendant light fitting, carpeted floor, side aspect uPVC double glazed window, wooden hand rail and banister.

### BATHROOM

5'11" x 5'6" (1.81m x 1.70m ) Wooden door with brass handles, vinyl floor, central ceiling light, rear aspect privacy glass window, bath with electric shower, low flush WC and a wash hand basin.

**EXTERIOR**

To the front a lawn with concrete path and step to the front door. To the rear a lawned garden with wooden fence surround with shed.

**COUNCIL TAX:**

We understand the current Council Tax Band to be A

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and [bevsales@stanifords.com](mailto:bevsales@stanifords.com).

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

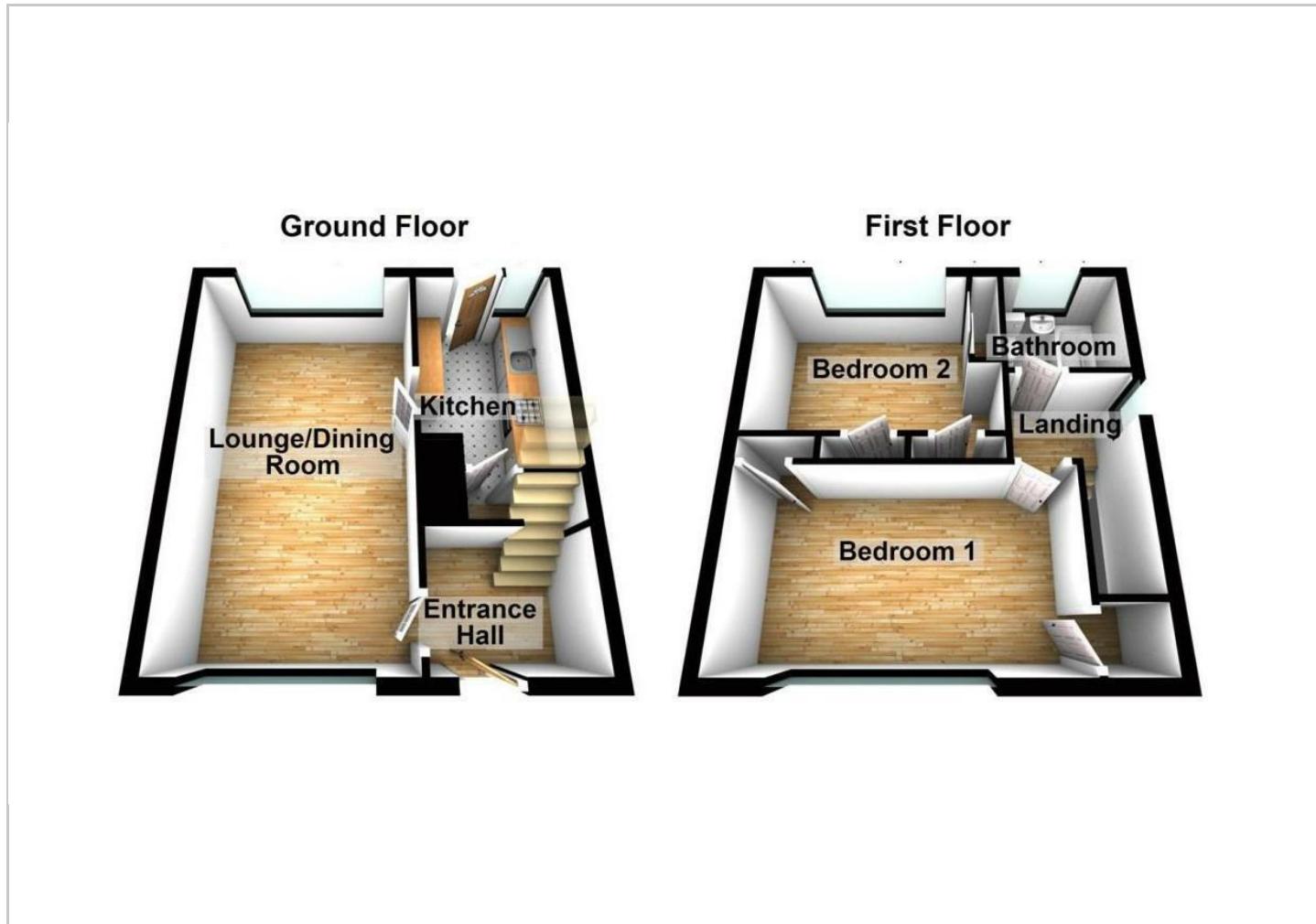
**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

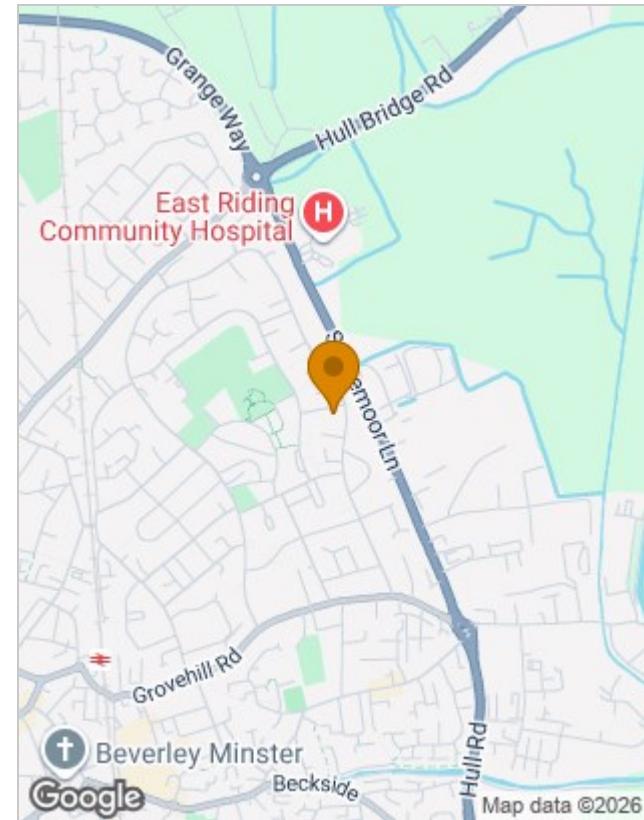
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



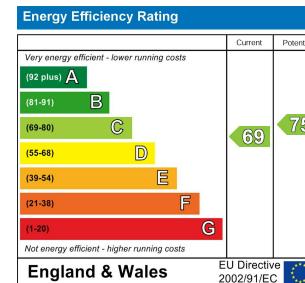
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.