



Beck Road, Everthorpe, Brough, this end terrace house presents an excellent opportunity for families or investors! Comprising: three well-proportioned bedrooms, spacious reception hall, living room, breakfast kitchen. The layout of the home is practical and functional.

With the benefit of UPVC double glazing and gas central heating.

Outside, the property is complemented by generous front and rear gardens, . A side driveway provides convenient off-street parking, a valuable asset in this popular area.

This family property is situated in a well-established neighbourhood, making it an ideal choice for those looking to settle in a friendly community. With its combination of space, comfort, and practicality, this property is not to be missed. Whether you are a first-time buyer or looking to upsize, or invest with current tenants then this property offers that perfect opportunity.

Call: 01482 662211 to view.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

4.26m max x 2.40m (13'11" max x 7'10")

Upvc entrance door gives access to the hallway, with window to the front elevation. Stairs off to the first floor, ceiling coving, radiator and storage cupboard.

KITCHEN

4.21m x 2.86 (13'9" x 9'4")

Good range of base, wall and floor units with complimentary work surfaces, stainless steel sink unit with mixer tap and splashback. Induction hob with stainless steel splashback & chimney hood over and integrated electric oven under. Space for fridge, freezer and washing machine. Recessed spotlights, laminate flooring, window to the rear and half glazed back door off.

LIVING ROOM

3.33m x 2.78m (10'11" x 9'1")

Feature open fireplace with decorative timber beam and slate hearth. Two ceiling lights, radiator and french doors to the rear.

FIRST FLOOR**LANDING**

Hatch to loft space, ceiling, coving and cupboard housing boiler.

MASTER BEDROOM

3.26m x 2.98m (10'8" x 9'9")

To the front elevation, ceiling coving, fitted wardrobes and storage cupboard.

BEDROOM TWO

3.36m x 3.52m max (11'0" x 11'6" max)

Double room to the front elevation, storage cupboard, radiator and ceiling light.

BEDROOM THREE

2.54m x 2.50m (8'3" x 8'2")

To the rear elevation, radiator, ceiling light and storage cupboard.

BATHROOM

2.41m x 1.67m (7'10" x 5'5")

Four piece white suite, half tiled: comprising of low level WC, vanity sink unit, oval shaped bath, shower cubicle with glazed screen and thermostatic shower.

towel ladder radiator and laminate flooring. Window to rear.

OUTSIDE

To the rear the property has a large outdoor space gravelled and paved for ease of maintenance, with timber boundary fencing for privacy, garden shed and outside tap. To the front elevation the property is mainly laid to lawn, with side access via a driveway affording multiple vehicular parking.

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**

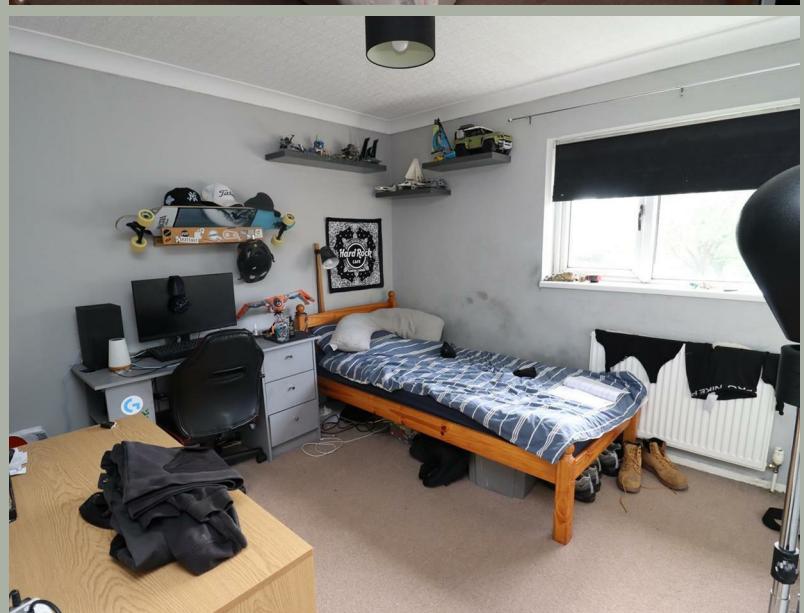
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

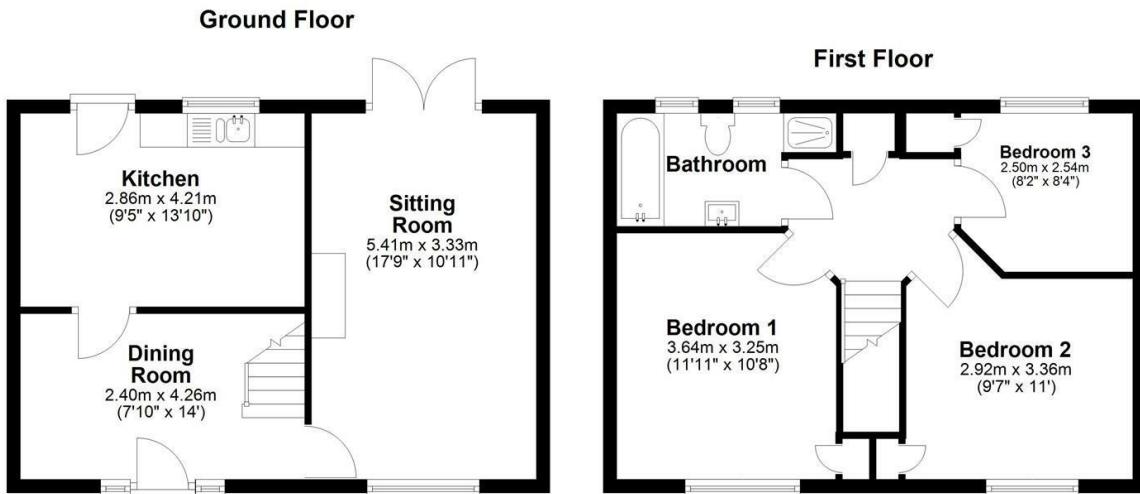
SERVICES

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

APPLIANCES

None of the appliances have been tested by the agent.





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>

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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.



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

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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.