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ESTATE AGENTS



Ash Grove Sigglesthorne, HU11 5QE

This two-bedroom terraced property offers spacious and versatile accommodation, including a useful loft space, making it an ideal choice for first-time buyers, couples or those looking for a home with additional space. The property also benefits from two bathrooms, including a ground-floor bathroom, along with off-street parking.

Outside, the property truly stands out with its huge tiered rear garden, offering plenty of space to enjoy the outdoors and taking full advantage of the undisturbed countryside views beyond. A fantastic opportunity to acquire a home with so much to offer – a property not to be missed!

Situated in a village location, the property is conveniently placed within a short drive of both the popular coastal town Hornsea and a market town Beverley, with local transport links providing access to surrounding areas.

Offering a fantastic opportunity for a range of buyers, whether you are a first-time buyer looking to take your first step onto the property ladder, someone keen to take on a renovation project and create a home to your own taste, or a property investor seeking their next investment opportunity. With plenty of potential, this is a property not to be missed!

EPC: D - Tax Band: A - Tenure: Freehold

£145,000

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Entrance Hall

Double glazed door plus windows to the side and front aspect. Panelled walls plus laminate flooring. Door to the living room and carpeted staircase to the first floor.

Living Room

Window to the front of the property flooding the room with natural light, coving to ceiling, laminate flooring and understairs cupboard that houses consumer unit with smart meter.

Breakfast Kitchen

Fitted with a range of wall and base units with work surfaces, incorporating a sink unit with mixer tap and drainer. There is a double electric oven and hob, along with space for a washing machine. The room benefits from tiled walls and flooring, a window and a door to the rear, and an open walkway leading into the sun room.

Sun Lounge

Leading from the breakfast kitchen, laminate flooring, windows to the rear and side with patio doors opening up to the rear garden.

Ground Floor Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. The room also benefits from tiled walls, vinyl flooring, a side-facing window and a radiator.

Bedroom 1

Window to the front of the property, fitted wardrobes, laminate flooring and a radiator.

Bedroom 2

Window to the rear of the property, fitted wardrobe, laminate flooring and a radiator.

First Floor Bathroom

Fitted with a three-piece suite consist of electric shower over bath, vanity unit and low level WC. Tiled walls and floor and a heated towel rail.

Loft Space

Accessed via stairs from the first-floor landing, the loft space benefits from laminate flooring, a radiator and Velux windows allowing plenty of natural light. There is useful eaves storage, and the combi boiler is also housed within this space.

Front Garden

Concrete parking area for two cars. Lawned area with hedged boundary to one side and concrete pavement creating a boundary.

Rear Garden

A tiered rear garden arranged over several levels, featuring lawned areas, established shrubs and planted borders. A paved pathway runs through the garden, with fencing and hedging providing boundaries. The garden enjoys undisturbed countryside views, offering a

lovely outdoor space to relax and enjoy the surrounding rural setting.

Disclaimer

Laser Tape Clause -

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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 HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

- No onward chain

- Village location

- Two double bedrooms with additional loft space

- Off street parking

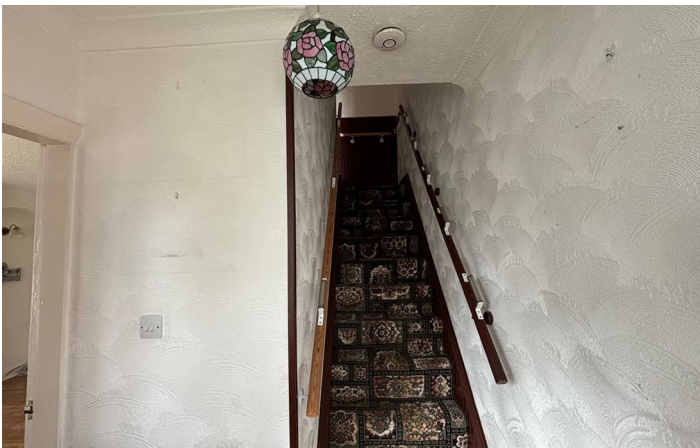
- Two bathrooms, one located on the ground floor

- Must be viewed

- Two bedroom terraced house

- On local transport links

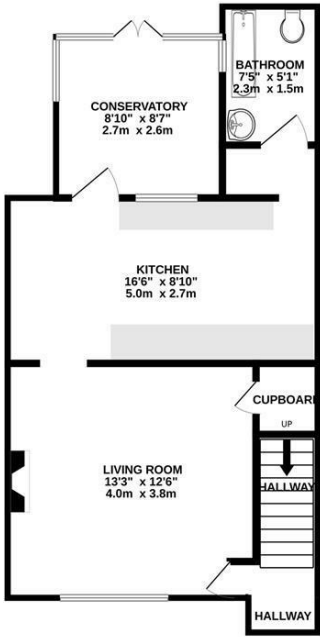
- Rear garden with unspoilt country views



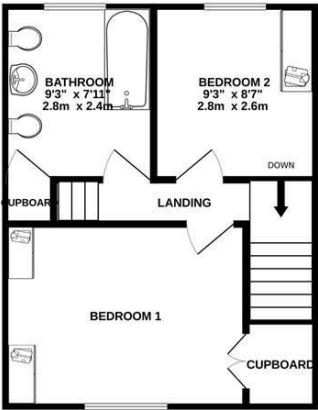


Floor Plan

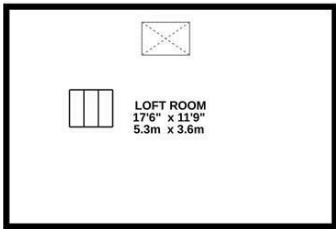
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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