

Beverley Road, Hull, HU6 7DG

Asking Price £140,000

BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM PROPERTY WITH
CONSERVATORY AND PARKING TO REAR ~ CALL NOW TO AVOID DISAPPOINTMENT





Summary: This property has the benefit of gas central heating, UPVC double glazing, is arranged on two floors and briefly comprises entrance hall, lounge, dining area, kitchen, conservatory, first floor three bedrooms and a bathroom with gardens to front and rear.

Location: Beverley Road acts as one of the main feeder roads into Hull. It offers excellent local amenities, shopping, recreational and sports facilities with good public transport links to both the City Centre and Beverley. The Tesco superstore on Beverley High Road is within a short driving distance as are the universities on Cottingham Road.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With laminate flooring and stairs leading to first floor.

Lounge: 16'7" x 10'8" (5.05m x 3.25m) Including French doors leading to rear garden, feature fireplace and laminate flooring.



Dining Area: 12'6" x 8'7" (3.8m x 2.62m) With laminate flooring and built-in cupboard, open plan to...

Kitchen: 8'2" x 6'7" (2.5m x 2m) Modern fitted Shaker style kitchen including a range of wall and base units with solid wooden work surfaces, Belfast inset sink, oven, hob, hood, plumbing for automatic washing machine and French doors leading to...

Conservatory: 8'7" x 11'1" (2.62m x 3.38m) With French doors leading to rear garden.

First Floor

Bedroom 1: 11'4" x 10'8" (3.45m x 3.25m) With laminate flooring.

Bedroom 2: 9'8" x 8'4" (2.95m x 2.54m) With laminate flooring and storage cupboard encasing boiler.

Bedroom 3: 9'5" x 5'7" (2.87m x 1.7m) With laminate flooring.

Bathroom: 5'1" x 8'7" (1.55m x 2.62m) Comprising wash hand basin, low level WC, corner bath with electric shower over plus tiles to wet areas.



Outside: To the rear of the property the garden is laid to lawn with a patio area with parking to the rear via a ten foot. To the front there is a small lawned garden with path leading to front door.

Central Heating: The property has the benefit of gas central heating.

Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band B*

Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

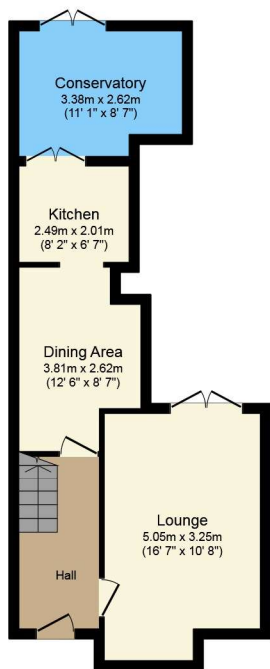
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hull - Newland Avenue office on 01482 343399. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

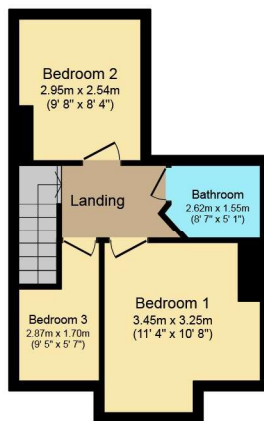
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Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



First Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx

Total floor area 77.0 sq. m. (829 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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