

Whitakers

Estate Agents



56 Beech Avenue, Hull, HU8 8QJ

Offers In The Region Of £180,000

This amazing 2 bedroom end terraced home really does need to be viewed to be fully appreciated!

Being one of the finest examples of this style of property that this agent has seen, the property has been lovingly improved and maintained by the current owners to create true character accommodation at the highest standard!

Retaining many original features including cast iron fireplaces in all rooms, original stripped doors, stained glass and tiled floorings, the property also has a modern twist to create a truly stunning and eclectic home! Situated on a peaceful tree lined avenue in the heart of ever popular Garden Village conservation area, the property is ideally positioned for local shops, schools and amenities as well as excellent transport links around the City and briefly comprises; entrance hallway with downstairs cloakroom, lounge, dining kitchen and Verandah style garden room to the ground floor whilst to the first floor there are two double bedrooms and a lovely spacious family bathroom!

Externally the property benefits from an attractive block paved private driveway offering multiple off road parking and leading to the garage whilst the low maintenance South West facing rear garden features a bespoke paved patio area, block paving, a covered hot tub area with a wide array of mature plants, trees and shrubs to the perimeters.

Having the additional benefit of gas central heating and uPVC glazed windows, internal viewing is strongly recommended to fully appreciate this stunning home!

The Accommodation Comprises

Entrance Hallway



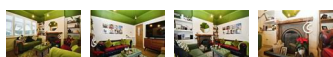
Stained glass timber entrance door into spacious hallway with vinyl flooring, cabinet encased central heating radiator, uPVC side window, under stair cupboard and door into.....

Downstairs Cloakroom



Low flush wc and hand wash basin, side uPVC window and tiled flooring.

Lounge 11'2 x 11'7 (3.40m x 3.53m)



Welcoming lounge with uPVC window to front aspect, feature fireplace with cast iron open fire and tiled hearth and cabinet encased central heating radiator.

Dining Kitchen 12'6 max x 18'8 (3.81m max x 5.69m)



The spacious dining kitchen features solid pine units with solid wood work surfaces housing Belfast sink with mixer taps whilst to the side there is a range of contemporary dark blue base units with contrasting work surfaces and tiled splashbacks together with space for gas cooking appliance with extractor over and space for free standing appliances, providing the perfect mix of old and new!

The kitchen also features a cast iron fireplace with inset tiling, quarry tiled flooring and built in cupboards together with a cabinet encased central heating radiator, space for family dining and a uPVC windows to the rear and side aspect whilst the arched wooden exit door leads into.....

Rear Verandah 12'2 x 18'6 (3.71m x 5.64m)



Stunning entertaining/relaxation area with hard wood flooring, side exit door into rear garden and roll down blinds to the front opening into the rear

garden, perfect for summer evenings, whilst the cast iron Chimenea style log burner provides facility for all year round use!

First Floor Landing

Carpeted staircase from entrance hallway to first floor landing with side uPVC window and carpeted flooring.

Bedroom One 11'2 x 15'2 (3.40m x 4.62m)



Double bedroom with uPVC window to front aspect, carpeted flooring, central heating radiator, cast iron fireplace and built in storage cupboard.

Bedroom Two 12'1 x 9'4 (3.68m x 2.84m)



Second Double bedroom with uPVC window to rear aspect, carpeted flooring, central heating radiator and built in storage cupboards.

Bathroom 8'5 x 8'10 (2.57m x 2.69m)



The spacious bathroom is furnished with a white suite comprising roll top bath with mixer shower over, low flush wc and pedestal hand wash basin. Tiled flooring, half panelled walls, central heating radiator and uPVC window to rear aspect.

Outside



Situated on peaceful tree lined avenue, the front of the property is block paved giving off road parking with block paved driveway to the single garage. Side gate access leads to the tranquil enclosed rear garden, perfect for relaxation and designed for ease of maintenance with bespoke paved patio and block paving whilst the borders feature a mix of mature plants trees and shrubs. There is a covered hot tub area and fencing to perimeters giving a great degree of privacy and seclusion.

Garage

Accessed via the side driveway

Tenure

The property is Freehold

Council Tax

Council Tax band B

EPC

EPC rating E

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - Garden Village

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 16 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Non specific to the property

Whitakers Estate Agent Declaration:

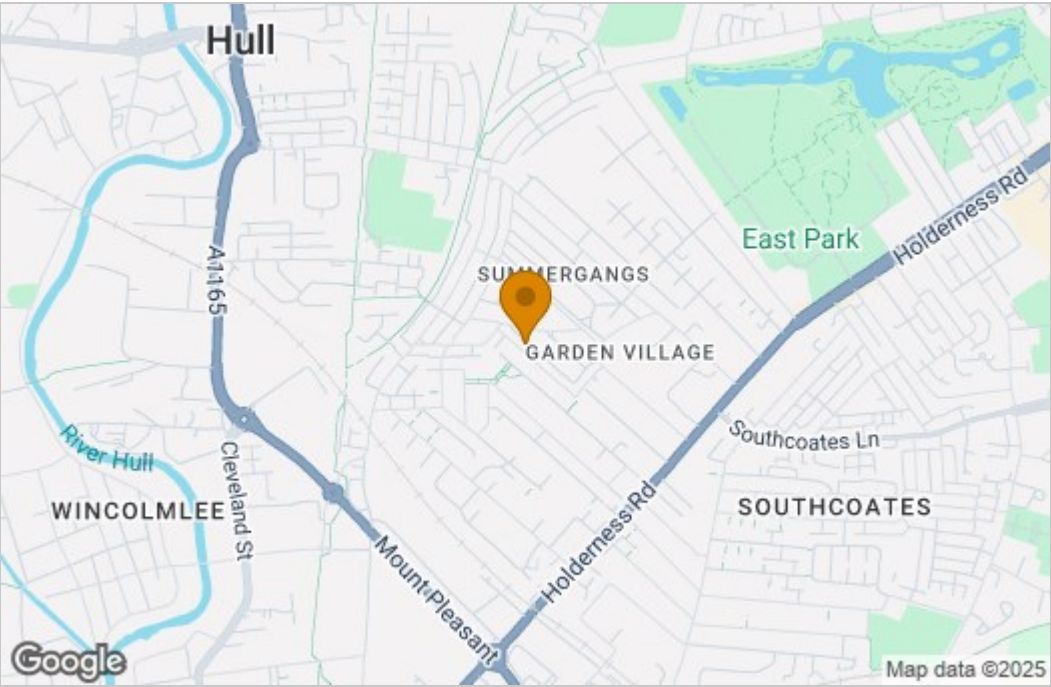
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Floor Plan

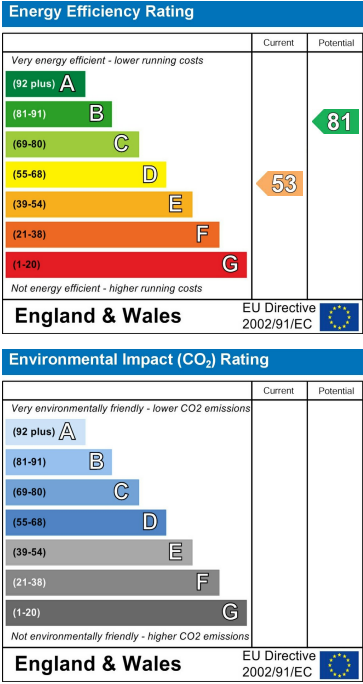


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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