



Beverley Road, Hessle, HU13 9BX  
Asking Price £179,950

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# Beverley Road, Hessle, HU13 9BX

A superb Family Home, which offers great value for money and is situated on a popular road in Hessle. The property has gas central heating, double glazing and briefly comprises entrance hall, lounge, dining area, fitted kitchen, landing, three bedrooms, bathroom, off road parking to the front and rear garden with garage which is accessible from a rear tenfoot. Early viewing is a must to avoid any disappointment.

## Key Features

- Sought After Location
- 2 Reception Rooms
- Off-Street Parking
- Garage
- Well Presented Throughout
- Must Be Viewed
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## GROUND FLOOR ACCOMMODATION;

### ENTRANCE HALL

Providing access to the accommodation.

### LIVING ROOM

14'7 into bay x 11'5 (4.45m into bay x 3.48m )

A well presented living room with bay window to the front elevation feature fire place housing a log burning stove.

### DINING ROOM

15'6 x 12'9 max (4.72m x 3.89m max )

A generous and versatile reception room with French doors to the rear elevation and a storage cupboard.

### KITCHEN

15'3 x 6'5 (4.65m x 1.96m )

A galley kitchen with shaker style wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include Gas Hob, Electric Double Oven, Extractor Hood and a stainless steel 1.5 sink unit. Further benefitting from spaces for a Fridge and a Tumble dryer. Windows to the side elevation.

## FIRST FLOOR ACCOMMODATION;

## LANDING

With access to boarded loft area

### BEDROOM 1

14'7 into bay x 10'8 (4.45m into bay x 3.25m )

A bedroom of double proportions with bay window to the front elevation.

### BEDROOM 2

10'8 x 10'3 (3.25m x 3.12m )

A further bedroom of double proportions with window to the rear elevation.

### BEDROOM 3

7'7 x 6'2 (2.31m x 1.88m)

A bedroom of single proportions with window to the front elevation.

### BATHROOM

6'3 x 6 (1.91m x 1.83m)

A fully tiled bathroom with three piece suite comprising of a free standing foot claw bathtub, a low flush WC and a wash hand basin. Further benefitting from recessed spotlights and a window to the rear elevation.

## EXTERNAL

### FRONT

To the front of the property is a brick-set driveway providing parking for 2 vehicles.

### REAR

With a raised decking area, shaped lawn, fenced borders and access to the garage.

### GARAGE

With up & over door, light & power supply.



GROUND FLOOR

1ST FLOOR



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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