



Beverley Road, Hesse, HU13 9AN  
Offers Over £230,000

Philip  
**Bannister**  
Estate & Letting Agents



# Beverley Road, Hessle, HU13 9AN

## Key Features

- Superbly Presented Mid Terrace Property
- 3 Bedrooms (2 Doubles)
- Living Room & Sitting Room featuring multi-fuel burner
- Modern open plan Kitchen
- Excellent modern Bathroom with bath & separate shower
- Off-street parking for 2 cars
- Long rear garden with entertainment centre at bottom
- Tax= B EPC=C
- No Onward Chain

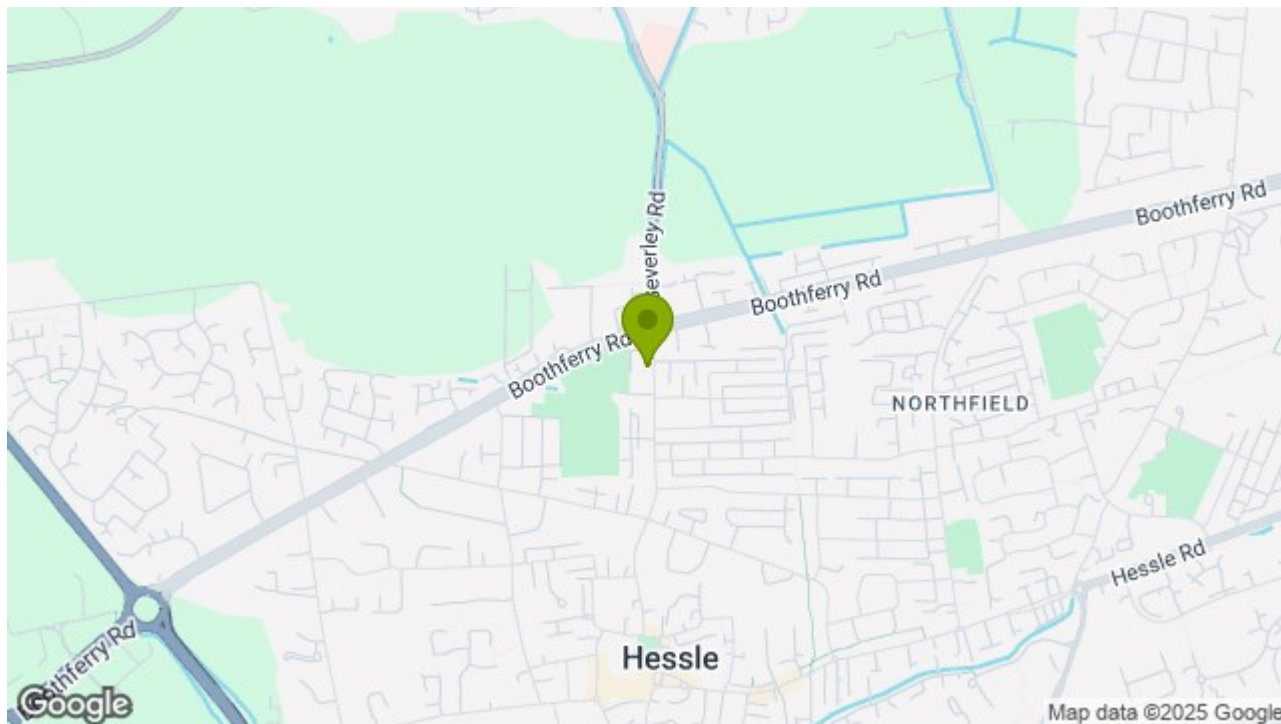
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Welcome to this charming mid-terrace property located on the desirable Beverley Road in Hessle with easy access to local amenities. This superbly presented house boasts three bedrooms, perfect for a growing family or those in need of extra space.

One of the standout features of this property is the long rear garden, complete with an entertainment centre at the bottom. Imagine hosting summer barbecues or simply relaxing in this private outdoor space. Convenience is key with off-street parking available for two cars.

Step inside to discover a cosy sitting room featuring a multi-fuel burner, perfect for creating a warm and inviting atmosphere during the colder months. Top features include a modern open plan Kitchen, spacious front Living Room with bay window and modern bathroom with bath and separate shower enclosure.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing.







## 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.

## ENTRANCE HALL

A glazed Porch leads to the Entrance Hall. Hall has under stair cupboard & radiator.

## LIVING ROOM

11'9 x 11'6 + bay (3.58m x 3.51m + bay)  
With bay window, covered radiator,

## SITTING ROOM

17'7 max x 15'3 into bay (5.36m max x 4.65m into bay)

The heart of this superb home - a delightful open plan living space with bay window overlooking the rear garden and featuring a multi-fuel burner with wooden mantle above, laminated flooring, radiator. Leads into:

## KITCHEN

10'3 max x 7'8 max (3.12m max x 2.34m max)  
Modern fitted kitchen featuring gray fronted floor and wall units,; integrated appliances including stainless steel fronted electric oven, 5 ring gas hob unit, stainless steel chimney style extractor hood, refrigerator and freezer; 1.5 bowl stainless steel sink unit with drainer; plumbed for washer; modern central heating boiler; laminated flooring; door to rear garden.

## FIRST FLOOR ACCOMMODATION

## BEDROOM 1

11'5 + bay x 11'1 max (3.48m + bay x 3.38m max)  
With bay window and radiator.

## BEDROOM 2

11'1 x 9'5 (3.38m x 2.87m)  
Has rear garden views and radiator.

## BEDROOM 3

7'1 x 5'6 (2.16m x 1.68m)  
Has oriel bay window and radiator.

## BATHROOM

8'1 x 7'3 (2.46m x 2.21m)  
Well proportioned modern bathroom with white suite including bath, wash hand basin in wide vanity unit, low flush WC, separate curved plumbed shower enclosure, extractor fan, chrome effect heated towel warmer/radiator.

## OUTSIDE

To the front of the property is a wide gravel area able to park two cars.

To the rear, is a WC accessed from the outside of the building. A long rear garden laid mainly to lawn with side path, fencing and hedging to both sides and a raised and covered decking area used as an entertainment centre at the bottom.

## TENURE

We understand that the property is Freehold.

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional 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.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the





vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and

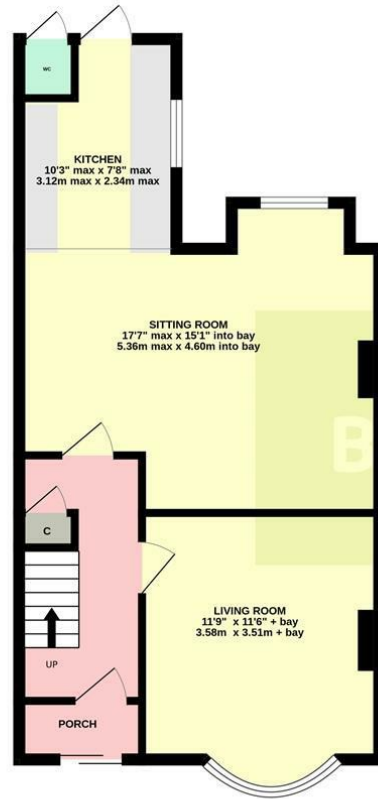
prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



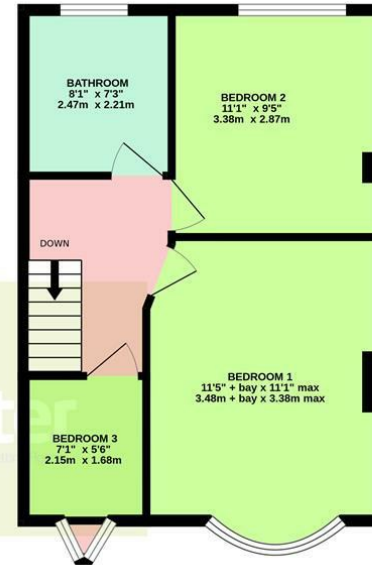




GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2024

