



15 Beverley Road, Kirk Ella, Hull, HU10 7AA

£149,950



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- FULLY RENOVATED CHARACTER HOME
- IMMACULATE PRESENTATION
- TWO INTERLINKING DOUBLE BEDROOMS
- FULLY REWIRED AND NEW CENTRAL HEATING
- NO ONWARD CHAIN
- CONVENIENT KIRK ELLA SETTING
- 2 RECEPTION ROOMS
- TRADITIONAL STYLING WITH MODERN SPECIFICATION
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS

FULLY RENOVATED AND CHARMING CHARACTER PROPERTY IN CENTRAL KIRKELLA AND WILLERBY SETTING.

Ideally suited for applicants looking for generous 2 bedroom living with the benefit of no onward chain.

The property has undergone a re-wire with upgraded heating system and full cosmetic enhancement to create ready to move in and immaculate living.

Forming part of a character row of terraced homes the living accommodation comprises; Reception Lounge, open plan Dining Area /Reception 2, newly appointed Kitchen and Bathroom.

To the first floor level the property benefits from two double bedrooms with an interlinking walkway to the alternate room length.

Externally a private and well screened front area exists with a private and South facing rear garden.

Available for immediate inspection and suitable for downsizers, first time buyers and investors alike.



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GROUND FLOOR

RECEPTION LOUNGE

11'1" x 10'7" (3.38 x 3.23)

A welcoming entrance to this characterful and charming period cottage with a hardwood entrance door, uPVC double glazed window to front elevation offering good levels of natural daylight, decorative cast iron fire insert and wooden effect flooring. Leads through to...

DINING ROOM / RECEPTION TWO

11'1" x 10'7" (3.38 x 3.23)

With uPVC double glazed window to the South facing rear aspect, a versatile reception space given the generous room proportions, has potential to be used as a dining space and additional reception area, wood effect flooring continuing throughout, feature cosmetic wall detailing, open staircase with balustrade to first floor, with understairs storage recess and cupboard also. Provides access to...

KITCHEN

9'4" x 6'0" (2.87 x 1.83)

Neutrally appointed throughout with a range of fitted wall and base units, with wall mounted cupboards, contrasting work surfaces, extractor, inset laminate sink and drainer with mixer tap, uPVC double glazed window to side with access door leading to South facing rear garden area, space for a number of freestanding white goods.

GROUND FLOOR BATHROOM

Well appointed throughout, with uPVC privacy window to the side and privacy window to the rear elevation, with pedestal wash hand basin, low flush w.c, panel bath with mains fed wall mounted showerhead and console over, stone tiling to splashbacks and floorcoverings.

FIRST FLOOR

LANDING

BEDROOM ONE

11'3" x 11'1" (3.43 x 3.38)

With uPVC double glazed window to the immediate front outlook, enjoying a pleasant elevated view over the Beverley Road street scene, of double bedroom proportions, cast iron fire, loft access point, wood effect flooring.

BEDROOM TWO

11'1" x 10'9" (3.40 x 3.28)

With French doors and Juliet style balcony to rear elevation with full garden views, wood effect flooring, of double bedroom proportions and interlinking walkway through from bedroom one to bedroom two, with access to the alternate room length also.



EXTERNAL AREAS

Beverley Road itself remains conveniently positioned in the heart of Kirk Ella village with Willerby square remaining a short distance walk away. The property itself remains well screened from the immediate roadside, with hard landscaping and external light point.

To the rear of the property a South facing garden offers a wealth of potential with boarded fence to perimeter boundaries offering good levels of privacy and seclusion throughout.

AGENTS NOTE

The property has formerly been used as a commercial premises and consequently would offer the potential for conversion back for this purpose and usage. In its current format it boasts potential for residential occupation for first time buyers, downsizers and investors alike.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

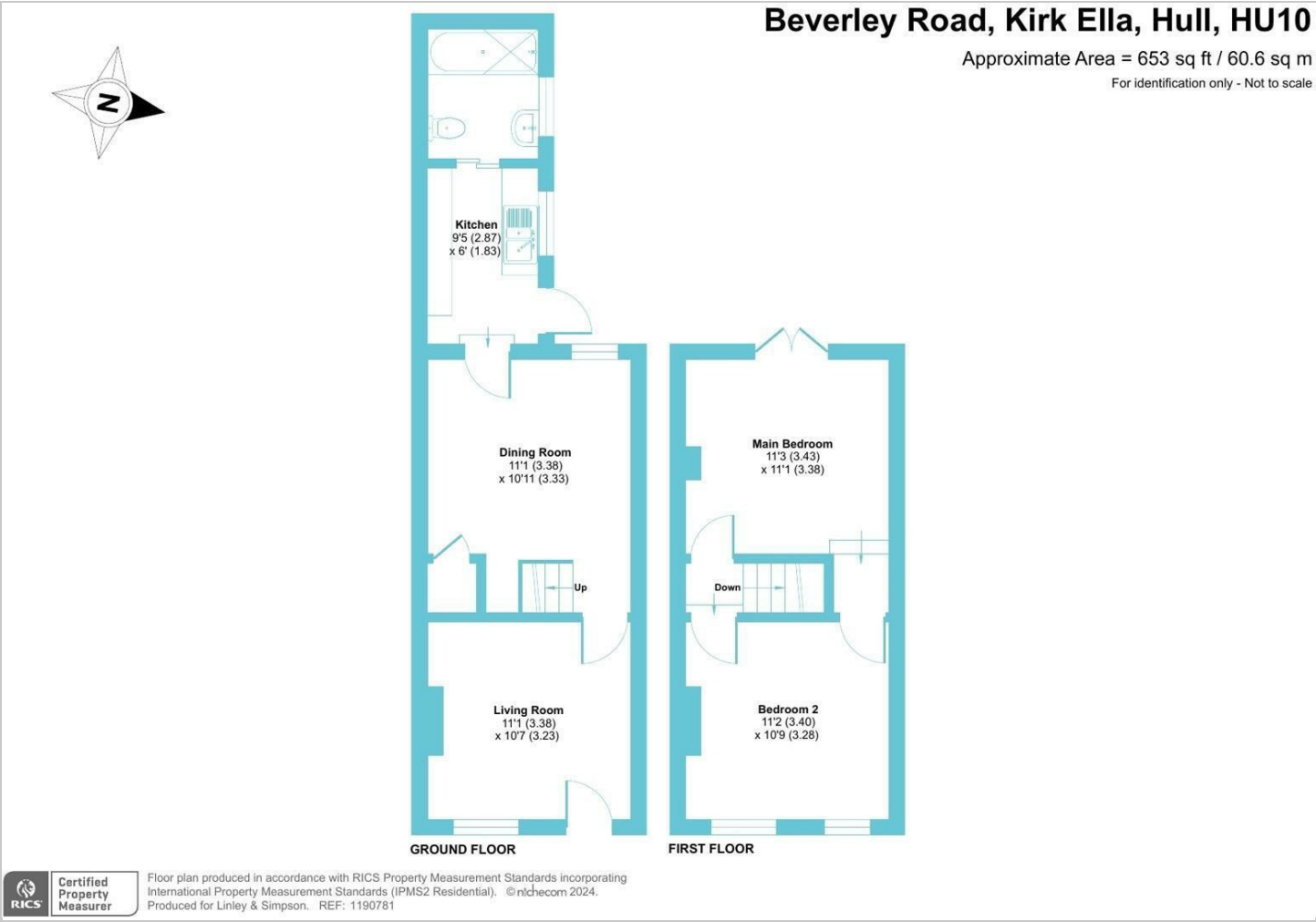
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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. For full details please contact the selling agent.



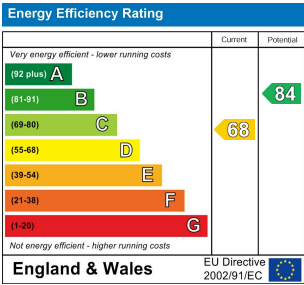
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.