

stanifords

Your Home. Your Agent



707 Beverley Road, Hull, East Yorkshire, HU6 7JN

£416,500

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OFFERING A GENUINE BLEND OF CHARACTER APPEAL COMBINED WITH MODERN LIFESTYLE AND FAMILY LIVING.

Boasting a prominent Beverley Road setting and being offset behind entrance gates is this immaculately appointed family home.

The traditional family residence extends in excess of 1700 square feet internally. Modernised over recent years to a high standard and offering a versatile and open plan layout. The well appointed living space comprises; Entrance Hall, Bay-Fronted Reception Lounge, Open Plan Kitchen leading through to a Day/Dining Room, Second reception space and Cloakroom W.C.

To the first floor a central landing area provides access to a four well sized bedrooms and a smartly appointed House Bathroom. A further converted loft area enhances both value and saleability.

Private and established gardens feature with the benefit of an expansive lawned area also offering further options for an onward purchaser, all within a spacious yet manageable 1/3 of an acre plot.

Given the potential for flexible living for a prospective applicant, this exciting opportunity comes highly advised for internal inspection with further information available through the selling agents Staniford Grays.



GROUND FLOOR

ENTRANCE HALLWAY

RECPETION LOUNGE
15'6" x 15'6" (4.74m x 4.74m)

SITTING ROOM
13'9" x 9'10" (4.20m x 3.0m)

DINING ROOM
14'1" x 9'1" (4.30m x 2.78m)

KITCHEN
10'5" x 12'3" (3.18m x 3.75m)

LANDING

BEDROOM 1
15'6" x 12'4" (4.74m x 3.76m)

BEDROOM 2
10'9" x 8'2" (3.29m x 2.50m)

BEDROOM 3
10'6" x 9'9" (3.21m x 2.98m)

BEDROOM 4
6'6" x 9'0" (2.0m x 2.75m)

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

HOUSE BATHROOM
14'2" x 4'5" (4.33m x 1.37m)

SECOND FLOOR

FURTHER SPACE
16'4" x13'1" (5.0m x4.0m)

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

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

FEES
The agent confirms that vendors and prospective purchasers may 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.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person’s unique situation.

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

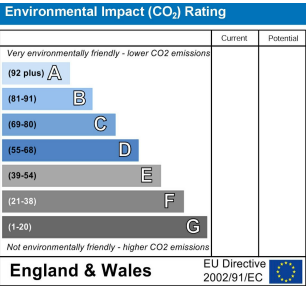
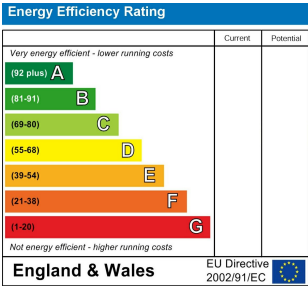
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

WEBSITES
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