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Limb
MOVING HOME



762 Beverley High Road, Hull, HU6 7EX

- 📍 Mid Terraced Home
- 📍 Recently Refurbished
- 📍 Spacious Accommodation
- 📍 Council Tax Band = C
- 📍 Three Bedrooms
- 📍 Garden + Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = E

£200,000

INTRODUCTION

Having recently undergone an extensive programme of refurbishment, this three bedroom terraced house offers generous proportions throughout and is ready to move straight in to. Conveniently located on Beverley Road, this property comes with straightforward access to local attractions and amenities. It boasts an array of new fittings including a contemporary kitchen plus separate lounge and dining room, whilst three bedrooms and a bathroom can be found on the first floor. The refurbishment presents an opportunity to add only the finishing touches in order for a buyer to personalise the property in their chosen style.

The well-presented rear garden features a raised and gravelled patio area to the immediate rear of the property followed by a lawn leading to the detached garage which has an electric entry door accessed via a tenfoot. There is an enclosed, lawned front garden, and bays for on-street parking available on Beverley Road.

Ideal for those seeking space, comfort and convenience, viewing is highly recommended.

LOCATION

ACCOMMODATION

Residential entrance door to:

ENTRANCE VESTIBULE

With door to entrance hall.

ENTRANCE HALL

Stairs to first floor and understairs storage cupboard.

LOUNGE

With bay window to front.



KITCHEN

New kitchen with stylish fitted units and worksurfaces, integrated oven and fridge-freezer, four-ring hob with filter unit above, sink & drainer beneath window to rear and a tiled splashback surround. There is plumbing for a washing machine available and a door to the rear garden.



DINING ROOM

With picture window to the rear garden.



FIRST FLOOR

With new carpets in bedrooms, landing and stairwell.

LANDING

BEDROOM 1

Of neutral decor, with bay window to the front elevation and multiple areas of fitted wardrobe and drawer space.



BEDROOM 2

Bay window to the rear elevation and built in cupboard space.



BEDROOM 3

Window to the front elevation.



BATHROOM

Spacious bathroom with tiled surround throughout, comprising shower enclosure to corner, bath, wash-hand basin atop fitted vanity unit and two windows to the rear elevation.



OUTSIDE

The well-presented rear garden features a raised and gravelled patio area to the immediate rear of the property followed by a lawn leading to the detached garage which has an electric entry door accessed via a tenfoot to the side of the neighbouring property. There is an enclosed, lawned front garden, and bays for on-street parking available on Beverley Road.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

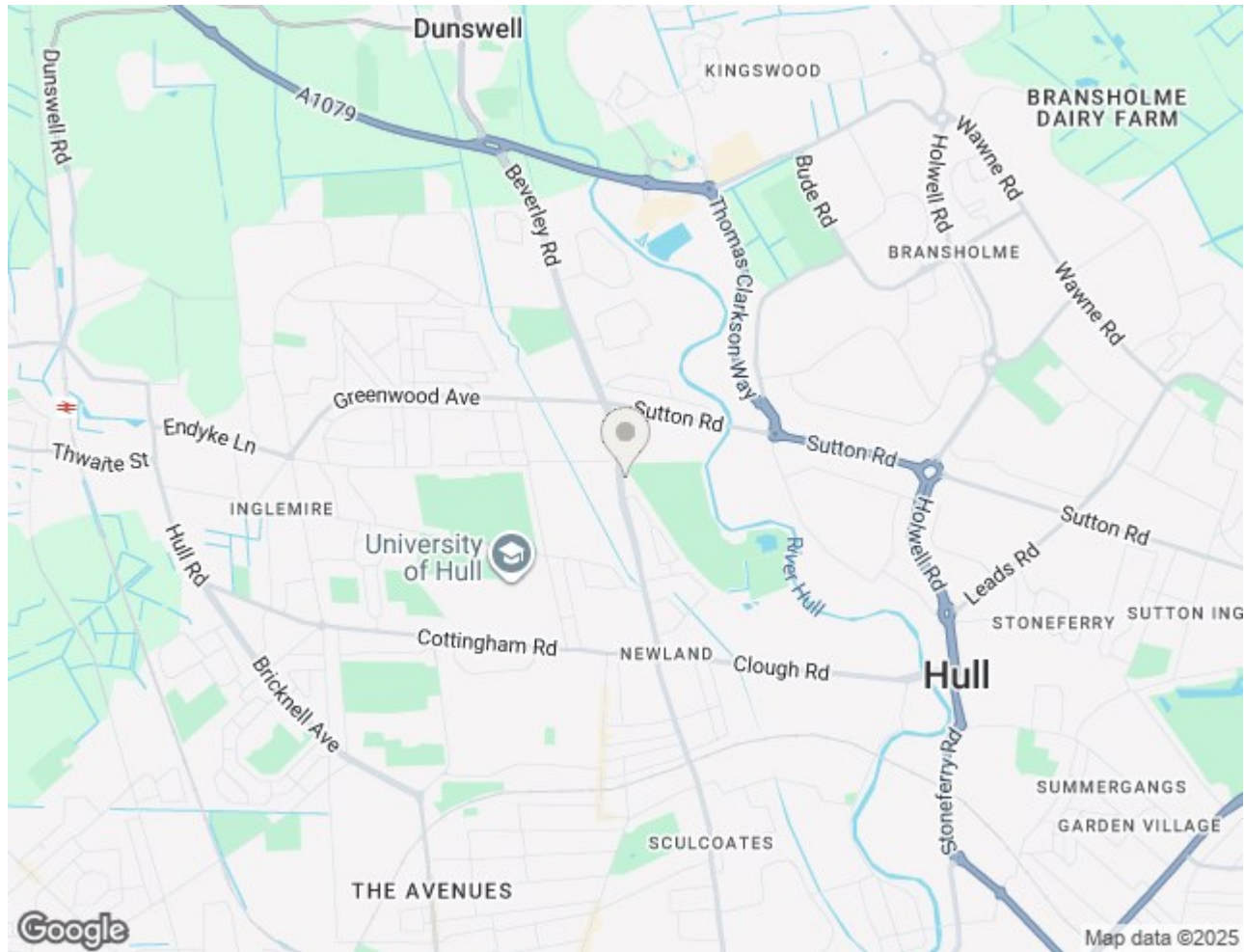
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

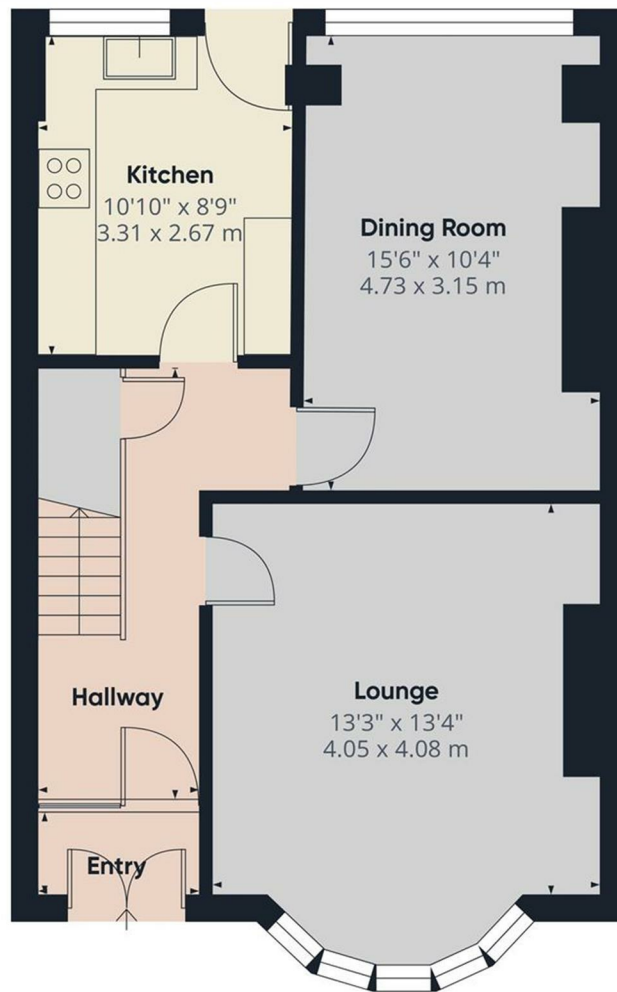
PHOTOGRAPH DISCLAIMER

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.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Floor 0

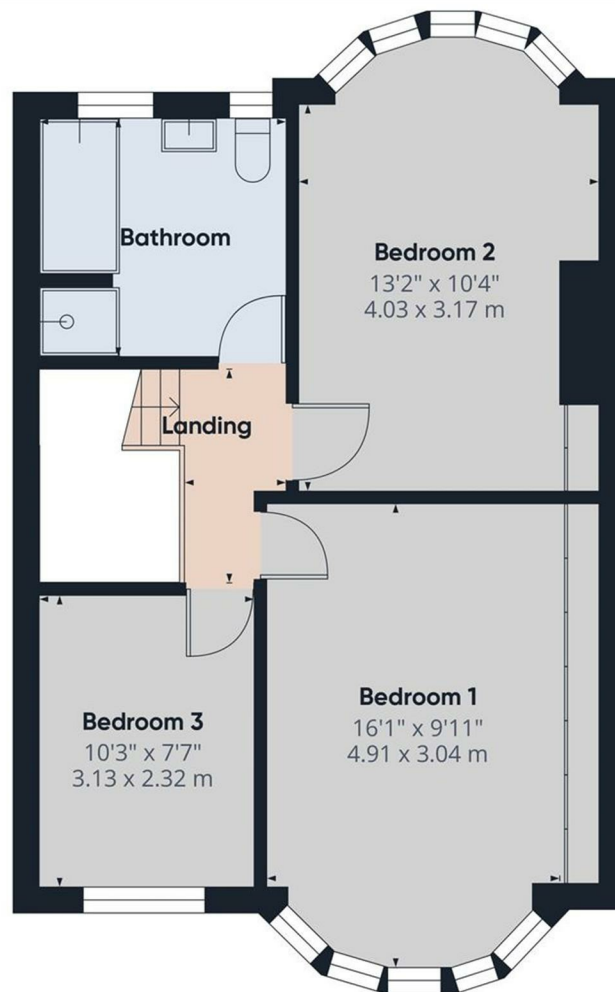


Approximate total area^m
552 ft²
51.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1




Approximate total area⁽¹⁾
499 ft²
46.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	