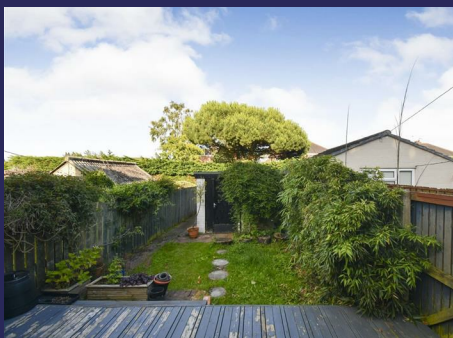


# Whitakers

Estate Agents



## 146 Beverley Road, Hessele, HU13 9BX

**£169,950**

This three-bedroom mid-terrace property would make an ideal home for the growing family seeking to reside within the catchment of prestigious schooling and take advantage of the abundance of local amenities and leisure facilities the Hessele town square has to offer.

The residence is also connected by highly accessible transport links that provide routes to the Hull City Centre and surrounding villages.

Briefly comprising recess porch to the hallway, lounge incorporating a bay window to the front aspect, spacious dining room and fitted kitchen with separate storage room and a door opening to the rear garden; the first floor boasts a landing space leading to three good bedrooms (bedroom two having access to a pull-down ladder to the loft space) and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a block paved garden with space for two cars. At the rear of the property there is a lawned garden with decking and fencing to the surround.

Viewing at the earliest convenience is recommended to avoid disappointment.

## The Accommodation Comprises

### Ground Floor

#### Recess Porch

Upvc double glazed entrance door leads to:

Lounge 14'3" x 11'5" maximum (4.36 x 3.49 maximum )



Upvc double glazed bay window, gas central heating radiator, coved ceiling and a log burner.

Dining Room 15'7" x 12'9" maximum (4.75m x 3.90m maximum )



Upvc double glazed French windows, gas central heating radiator and a storage cupboard.

Kitchen 14'11" x 6'5" maximum (4.57m x 1.98m maximum )



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops, inset single drainer sink unit, split level oven and hob, plumbing for an automatic washing machine and a storage cupboard which has a Upvc double glazed window.

### First Floor

#### Landing

Leads to:

Bedroom One 14'4" x 10'9" maximum (4.37 x 3.29 maximum )



Upvc double glazed bay window and a gas central heating radiator.

Bedroom Two 10'7" x 10'3" maximum (3.24m x 3.14m maximum )

Upvc double glazed window, gas central heating radiator, wall mounted gas central heating boiler and a pull down ladder to the loft space.

Bedroom Three 7'7" x 6'7" maximum (2.33 x 2.03 maximum )

Upvc double glazed window, gas central heating radiator and a coved ceiling.

## Bathroom



Upvc double glazed window, gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath, wash basin and a low flush WC, down lighters and extractor fan.

## Gardens



To the front of the property there is a block paved garden with space for two cars. At the rear of the property there is a lawned garden with decking and fencing to the surround.

## Garage

Single garage with ten foot access.

## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

## EPC Rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 17 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services,

investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

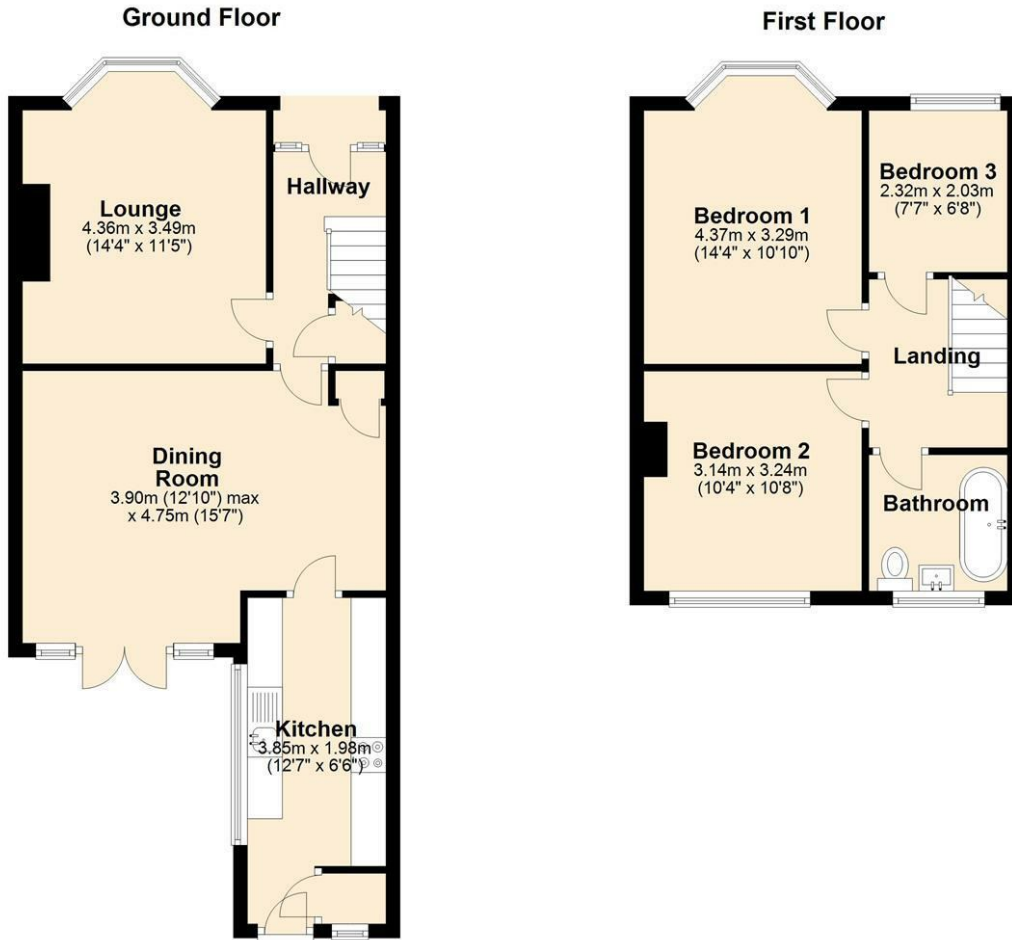
## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

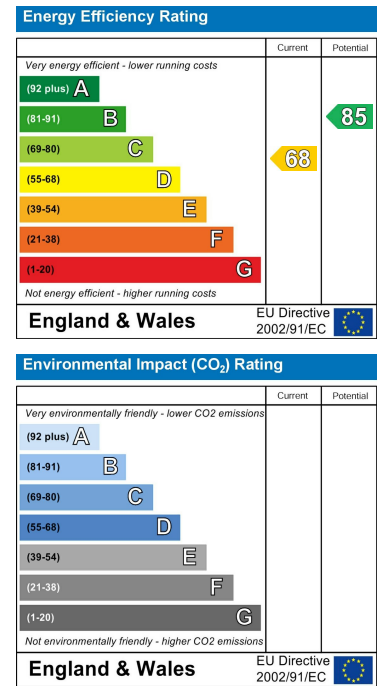


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.