

# Whitakers

Estate Agents



**124 Beverley Road, Hessle, HU13 9BU**

**£195,000**

Beautifully presented traditional bay fronted semi-detached property affording light, airy and spacious living accommodation, which briefly comprises: entrance hall, lounge, separate dining / day room, contemporarily fitted kitchen and conservatory to the ground floor with three bedrooms -two of which are double in size, and a well appointed family bathroom to the first floor with a fixed staircase from the landing leading to a loft area.

The property retains many original features blended with contemporary living finishes and benefits from having Upvc double glazing and gas fired central heating.

A private driveway leads to provision for off street parking for several vehicles and to a detached garage beyond. To the rear of the property there is an enclosed garden which is laid to artificial lawn and paved seating areas.

An early internal viewing is highly recommended to fully appreciate the wealth of accommodation on offer.

Council Tax Band 'C'.

## The Accommodation Comprises

### Front External



### Ground Floor

#### Entrance Hall



An external Upvc entrance door with obscured double glazed panel inserts and a Upvc obscured double glazed matching side light leads into the entrance hall. There is a central heating radiator, coving to the ceiling, a medium stained wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation.

#### Lounge 14'2" x 11'5" (4.32m x 3.50m)



The focal point of the room being the feature fireplace with polished white surround, black marble effect back and hearth with inset coal effect 'living flame' electric fire within a chrome effect grate. There is a central heating radiator, a Upvc double glazed bay window to the front elevation, and ornate cornicing and rose to the ceiling.

#### Dining / Day Room 17'3" x 12'9" (5.27m x 3.90m)



The focal point of the room being the feature fireplace with an ornately carved white painted wooden surround and cast iron open fireplace and grate within. There is a central heating radiator, a Upvc double glazed bay window to the rear elevation, a highly polished wooden effect laminate finish to the floor and coving to the ceiling. There is a built-in understairs storage cupboard which houses the gas and electric meters and consumer unit.

#### Fitted Kitchen



Being fitted with a range of units in a high gloss finish in white with steel effect fittings comprising: wall mounted eye-level units, a glazed display cabinet, drawers and base units with a complimentary fitted 'Butchers Block' style wooden effect worksurface over incorporating a circular stainless steel sink and drainer unit with mixer tap. There is an integrated electric oven and halogen hob with a stainless steel extractor canopy hood above. Having plumbing for an automatic washing machine, plumbing for a dishwasher, space for a larder fridge freezer, a central heating radiator, a tiled splashback finish to the walls, a dark stained wood effect laminate finish to the floor, a Upvc double glazed window to the side elevation and a Upvc double glazed panelled entrance door to the side elevation leading onto the rear garden. Upvc double glazed 'French' doors lead into the conservatory.

Conservatory 14'5" x 6'7" (4.41m x 2.03m)



Being of brick and Upvc double glazed construction and having a central heating radiator, a dark stained wood effect laminate finish to the floor, and Upvc double glazed 'French' doors to the rear elevation leading onto the rear garden.

#### First Floor Accommodation

##### Landing

Having a fixed staircase leading to the loft area.

Bedroom One 14'2" x 9'6" (4.33m x 2.90m)



Having fitted twin wardrobes with cupboards above recessed into the alcoves to either side of the chimney breast. There is a central heating radiator and a Upvc double glazed bay window to the front elevation.

Bedroom Two 12'8" x 10'8" (3.87m x 3.27m)



Having a built-in storage cupboard, a Upvc double glazed bay window to the rear elevation, a central heating radiator and coving to the ceiling.

Bedroom Three 7'8" x 6'2" (2.34m x 1.90m)



Having a Upvc double glazed bay window with window seat to the front elevation, coving to the ceiling and a central heating radiator.

Bathroom 6'2" x 6'2" (1.90m x 1.88m)



Being fitted with a three piece suite in white comprising: curved panelled shower bath with curved glazed side screen and twin showers over, a vanity wash basin with fitted cabinet below and a low level W.C. suite with concealed cistern and push flush. There is a chrome effect ladder style radiator, an obscured double glazed window to the rear elevation, recessed spot lighting to the ceiling, a tiled finish to the floor and a fully tiled finish to the walls.

Loft Area 11'7" x 11'5" (3.55m x 3.49m)



Having 'Velux' style double glazed windows to both the side and rear elevations, storage within the eaves and a central heating radiator.

#### External



To the front of the property a private driveway leads to provision for off street parking for several vehicles and which leads to a detached garage.

To the rear of the property there is an enclosed garden which is mainly laid to artificial lawn and has a paved seating areas.

### **Garaging**

Detached garage with an up-and-over access door, a rear personal door and having both power and lighting.

### **Tenure**

The Tenure of this property is Freehold.

### **Council Tax Band**

Council Tax Band 'C'.

Local Authority - East Riding of Yorkshire.

### **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.

### **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.

### **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.

### **Whitakers Estate Agent Declaration**

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## Floor Plan



**Ground Floor**

Floor area 60.3 sq.m. (649 sq.ft.) approx

**First Floor**

Floor area 41.6 sq.m. (448 sq.ft.) approx

**Loft Floor**

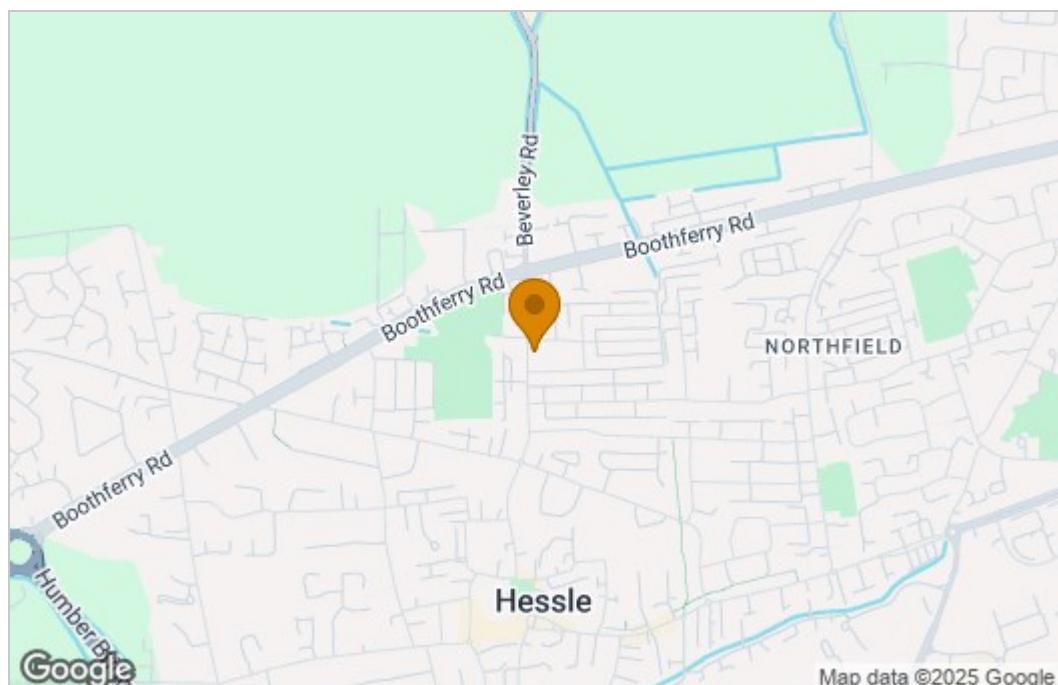
Floor area 12.5 sq.m. (134 sq.ft.) approx

Total floor area 114.4 sq.m. (1,231 sq.ft.) approx

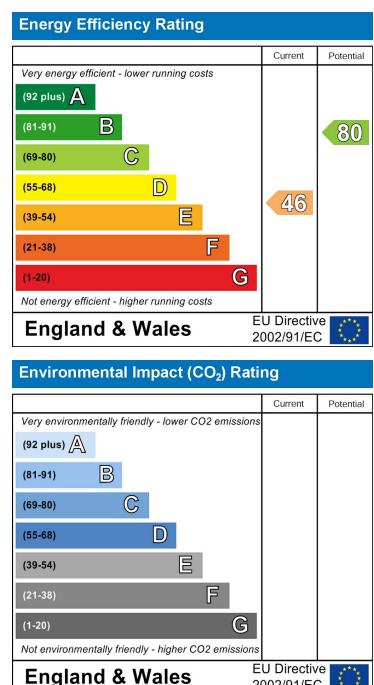
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Area Map



## Energy Efficiency Graph



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