



834 Beverley Road

Hull

HU6 7HP

£145,000

A delightful 2 Bedroom (originally 3) middle house which is offered with NO CHAIN INVOLVED. The property offers good-size accommodation and could revert back to a 3 bedroom with some alteration if desired. Benefits include gas radiator central heating, uPVC double glazing and briefly comprises the following accommodation:- Entrance Hall, Lounge opening to Dining Room, Lobby (with WC off), fitted Kitchen including integrated oven & hob and on the first floor, 2 Bedrooms, open plan space (originally the 3rd Bedroom) with fixed steps leading to Loft Space, Bathroom/WC. Outside, there is a garden area to the front and rear garden with paved areas, lawn and rear vehicular access which leads to a concrete-sectional Garage. Situated in this very popular location. Viewing Recommended.



Property Features

- No Chain Involved
- Traditional Bay Windowed Middle House
- 2 Bedrooms (Originally 3)
- Gas Central Heating/uPVC Double Glazing
- Good-Size Accommodation
- Gardens
- Viewing Recommended
- Popular Location

Full Description

LOCATION

The property is situated in this very popular area close to local amenities including various shops, school, public transport and convenient travelling distance for Hull city centre, Beverley bypass and Kingswood retail/leisure park, just a short travelling distance away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC double glazed entry door with uPVC double glazed side window, cornice to the ceiling, understairs storage cupboard, staircase to the first floor, single central heating radiator and obscured window on dividing wall to lounge.

LOUNGE

12' x 11' 4" (3.66m x 3.45m)

Measured into recess and bay. With uPVC double glazed bay window which

overlooks the front, cornice to the ceiling, double central heating radiator, TV point, wooden flooring and opening to:-

DINING ROOM

17' 3" x 9' 11" (5.26m x 3.02m)

With fire surround and "marble" hearth, cornice to the ceiling, uPVC double glazed French doors leading to the rear garden with side windows, understairs cupboard and wooden flooring.

LOBBY

With single central heating radiator.

WC (OFF)

With cornice to the ceiling, low level WC, uPVC double glazed window which overlooks the side.

FITTED KITCHEN

16' 2" x 7' 11" (4.93m x 2.41m)

With a good range of fitted base and wall-mounted units, one and a half bowl stainless steel sink and drainer with mixer tap, work top surface areas and tiled surrounds, double central heating radiator, plumbing for automatic washing machine, three uPVC double glazed windows overlooking the side and rear, built-in under-oven, four ring gas hob and half obscured uPVC double glazed entry door which leads to the rear garden.

FIRST FLOOR

LANDING

With cornice to ceiling.

BEDROOM 1

11' 10" x 11' 4" (3.61m x 3.45m)

Measured into bay. With uPVC double glazed window which overlooks the front, double central heating radiator and cornice to ceiling.

BEDROOM 2

11' 10" x 10' 0" (3.61m x 3.05m)

Measured at widest points. With built-in cupboard and shelving, uPVC



Full Description

double glazed window which overlooks the rear, further built-in cupboard housing boiler serving central heating and hot water, laminate flooring.

OPEN SPACE AREA (SUITABLE FOR STUDY AREA)

This was originally bedroom 3 and could revert back to a bedroom subject to some alterations and there are fixed wooden steps leading to boarded out loft space, double glazed window overlooking the front and single central heating radiator.

BOARDED OUT LOFT SPACE

With velux window, power and lighting.

BATHROOM

7' 3" x 5' 3" (2.21m x 1.6m)

With panelled bath with separate shower over, vanity wash hand basin with mixer tap, low level WC, uPVC double glazed window, heated towel rail/radiator

OUTSIDE

To the front of the property there is a garden area with path, various bushes and hedging. To the rear there is a pleasant garden with paved area, lawn, path, fencing on perimeters and rear vehicle access which leads to concrete sectional Detached Garage with up and over door and personal rear door. Also gates to the side of the garage giving access to a further hardstanding area for possible secondary vehicular parking.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

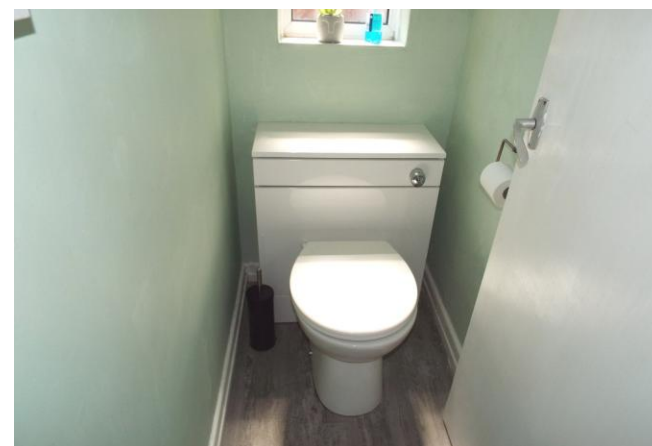
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Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

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