







Welcome to

Beresford Avenue, Beverley Road Hull

Discover a stunning 5-bedroom end terraced home in a coveted neighbourhood. This move-in ready gem features 3 versatile reception rooms, a lush rear garden, and an elegant interior flooded with natural light. Call us now to book your viewing on this lovely family home...













Entrance Hall

Double glazed entrance door to the front, double glazed window surround, understairs cupboard, feature radiator and feature tiled flooring.

Cloakroom

Double glazed window to the side, low level W/C and tiled floor.

Lounge

15' 10" into bay x 16' 5" max (4.83m into bay x 5.00m max)

Double glazed bay window to the front, feature fire surround with electric fire, decorative ceiling rose, coving to the ceiling, cornices, radiator and single glazed door to the dining room.

Dining Room

12' 9" x 12' 11" into bay (3.89m x 3.94m into bay) Double glazed bay window to the side, feautre fire surround, decorative ceiling rose, coving to the ceiling, recess storage, boiler and a radiator.

Reception Room 3

12' 7" x 12' 10" max (3.84m x 3.91m max) Single glazed french style doors to the rear, electric fire, decorative ceiling rose, coving to the ceiling, cornices, spotlights and radiator.

Kitchen

13' 5" max x 11' 9" max (4.09m max x 3.58m max)
Fitted kitchen with a range of shaker style wall and base units, work surfaces, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, radiator, tiled floor and two double glazed windows to the side.

Rear Hall

Double glazed door to the rear and tiled floor.

Landing

Access to the loft and a radiator.

Bedroom 1

16' 5" into bay x 16' 5" max (5.00m into bay x 5.00m max) Double glazed bay window to the front and a radiator.

Bedroom 2

12' 11" x 12' 4" max ($3.94m \times 3.76m \text{ max}$) Double glazed window to the rear, recess storage and a radiator.

Bedroom 3

11' 2" plus recess x 10' 11" max (3.40m plus recess x 3.33m max)

Double glazed window to the rear and a radiator.

Bedroom 4

9' 8" x 7' 10" (2.95m x 2.39m) Double glazed window to the front and a radiator.

Bathroom

Bathroom with panelled bath. corner shower, low level W/C, wall vanity wash hand basin, towel style radiator, spotlights, tiled floor and two double glazed windows to the side.

Bedroom 5

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to the side and a radiator.

Front Garden

Concrete yard with wall surround.

Rear Garden

Paved patio with lawned area and fence and wall surround.





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Beresford Avenue, Beverley Road Hull

- 5 Bedroom End-Terraced Property
- 3 Reception Rooms
- Great Local Amenities
- Move-in Condition
- Desirable Neighbourhood

Tenure: Freehold EPC Rating: E

offers in the region of

£210,000

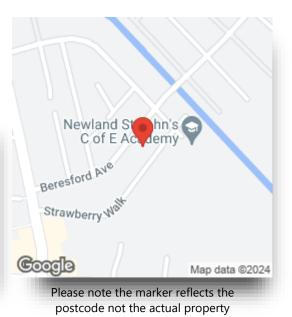
Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.









view this property online williamhbrown.co.uk/Property/NEA118725



Property Ref: NEA118725 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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