



**Beresford Avenue, Beverley Road Hull HU6 7LS**

**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, feature 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 x 3.76m 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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## Welcome to

### 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA118725 - 0013

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