









Welcome to

Beverley Road, Hull

William H. Brown is delighted to market this 3 bedroom mid terraced property! The double fronted property is in a great location for amenities and bus routes!













Entrance Hall

Radiator.

Lounge

17' max x 11' 1" max (5.18m max x 3.38m max) Double glazed window to the front, double glazed window to the rear, feature fire surround with gas fire and a radiator.

Sitting Room

13' 3" max \times 11' 7" max (4.04m max \times 3.53m max) Double glazed bay window to the front and a radiator.

Kitchen

5' 5" x 14' 7" (1.65m x 4.45m)

Fitted kitchen with a range of glossy wall and base units, work surfaces, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, understairs cupboard, two double glazed windows to the rear and double glazed door to the rear.

Landing

Double glazed window to the rear and access to the loft.

Bedroom 1

13' max x 13' 1" max (3.96m max x 3.99m max) Double glazed bay window to the front and a radiator.

Bedroom 2

11' 1" max x 12' 8" max (3.38m max x 3.86m max) Double glazed window to the front and a radiator.

Bedroom 3

 $8' \ 7" \ x \ 7' \ 10"$ ($2.62m \ x \ 2.39m$) Double glazed window to the rear and a radiator.

Bathroom

Bathroom with panelled bath with shower over, low level W/C, pedestal wash hand basin, towel style radiator, boiler and double glazed window to the rear.

Front Garden

Rear Garden

Rear garden with paved patio area, lawned area, gravelled area and fence surround.





Welcome to

Beverley Road, Hull

- 3 Bedroom Mid Terraced Property
- Double Fronted
- Split Aspect Entrance
- Great Local Amenities
- Popular Bus Routes

Tenure: Freehold EPC Rating: Awaited

£170,000

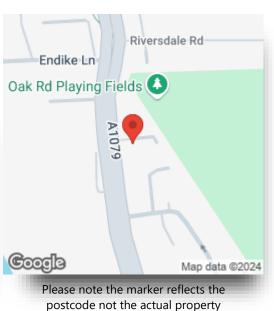
Directions to this property:

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/NEA119383



Property Ref: NEA119383 - 0005 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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