









# welcome to

# **Beverley Road, Hull**

Located on Beverley Road, this 5 bedroom detached property is an ideal investment opportunity, close to local amenities and have easy bus routes to the city centre













#### **Entrance Hall**

With a door to the front leading into the property, stairs leading to the upper floor, three radiators and access to the lounge, reception rooms, kitchen and bathroom.

## Lounge

15' 2" x 13' 9" ( 4.62m x 4.19m )

With a radiator and a double glazed bay window to the front.

## **Dining Room**

14' 5" x 18' 4" ( 4.39m x 5.59m )

With a feature electric fireplace, a radiator and a double glazed bay window to the front.

### **Reception Room 3**

7' x 13' 1" ( 2.13m x 3.99m )

With a radiator and a double glazed window to the side.

#### Kitchen

14' 1" x 14' 10" ( 4.29m x 4.52m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, space for a fridge freezer, plumbing for a washing machine, a radiator and a double glazed window to the side and rear.

## **Ground Floor W/C**

With a W/C, a wash hand basin and a radiator.

## **Ground Floor Bathroom**

With a W/C, a wash hand basin and a bath.

#### **Bedroom 1**

19' 2" x 14' 2" ( 5.84m x 4.32m )

With a fitted wardrobe, a radiator and a double glazed bay window to the front.

#### **Bedroom 2**

14' 4" x 15' 8" ( 4.37m x 4.78m )

With a radiator and a double glazed bay window to the front.

#### **Bedroom 3**

11' 10" x 9' 5" ( 3.61m x 2.87m )

With a radiator and a double glazed window to the front

#### **Bedroom 4**

13' 1" x 7' 1" ( 3.99m x 2.16m )

With a radiator and a double glazed window to the side.

#### **Bedroom 5 Ground Floor**

11' 8" x 10' 1" ( 3.56m x 3.07m )

A ground floor bedroom with a radiator and a double glazed window to the front.

## **Family Bathroom**

With a W/C, a wash hand basin, a bath, a radiator and a double glazed window to the rear.

#### **Front Garden**

With a path to the door, a graveled driveway, a lawned area, a wooden fence and a brick wall.

#### **Rear Garden**

A paved area with a wooden fence.





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## **Beverley Road, Hull**

- Ideal investment opportunity
- Convenient location
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£270,000







# Beverley Ave Wellesley Ave Beresford Ave Strawberry Coogle Map data @2025 Please note the marker reflects the postcode not the actual property

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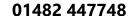
Property Ref: NEA120212 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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.

directions to this property:

on: 01482 447748.

See below map for property location, for more information of

the local area please contact your local residential sales team





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