



Beverley Road, HESSE HU13 9BP

Welcome to

Beverley Road, HESSLE

Beautifully Presented Home In Hessle with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms & Loft Space, Family Bathroom, Gardens & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

14' 4" x 11' 3" (4.37m x 3.43m)

With double glazed bay window to the front, radiator, television point and coving to the ceiling.

Dining Room

17' 3" x 10' 8" (5.26m x 3.25m)

With feature fireplace, radiator, storage cupboard, coving to the ceiling and patio style doors leading to the Rear Garden.

Kitchen

11' x 8' 2" (3.35m x 2.49m)

Kitchen with a range of wall and base units, work surfaces, sink and drainer unit, ceramic hob, electric oven, cooker-hood, radiator, integrated dishwasher, plumbing for an automatic washing machine, space for a fridge freezer, space for a tumble dryer, double glazed windows to the side and rear and double glazed door to the side.

First Floor

Landing

With fixed staircase to the Loft Space.

Bedroom 1

13' 5" x 10' 7" (4.09m x 3.23m)

With double glazed bay window to the front and radiator.

Bedroom 2

11' 2" x 10' 7" (3.40m x 3.23m)

With double glazed window to the rear, radiator and storage cupboard housing boiler.

Bedroom 3

8' 2" x 6' 4" (2.49m x 1.93m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with shower over, vanity wash hand basin, low level wc, radiator and double glazed window to the rear.

Loft Space

15' 4" x 9' (4.67m x 2.74m)

With skylight window and eaves access.

Outside

Front Garden

With path, lawned area and timber fencing.

Rear Garden

With artificial lawned area, lawned area, wall, raised flower beds, timber fencing and rear gate leading to the tenfoot.

Garage

Garage with double doors.



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Welcome to

Beverley Road, HESSLE

- Well Presented Home In Hessle
- 3 Bedrooms & Loft Space
- Lounge & Dining Room
- Garage
- Excellent Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000



view this property online williamhbrown.co.uk/Property/WBY111239

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111



Please note the marker reflects the postcode not the actual property



Property Ref:
WBY111239 - 0003

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.

 **william h brown**



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