









Welcome to

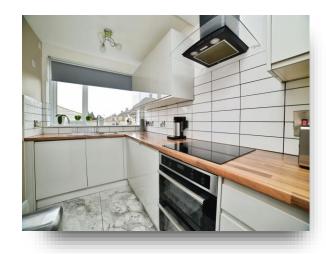
Beverley Road, HESSLE

GUIDE PRICE £240,000 - £250,000

Lovely Home In Hessle with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Family Shower Room & Ground Floor W/C, 3 Bedrooms, Gardens, Off Street Parking & Outbuilding! Book your viewing now!

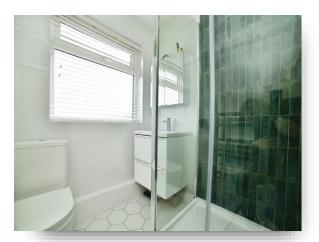












Entrance Hall

With door to the front with matching side screen, feature radiator, understairs cupboard and stairs to the First Floor.

W/C

With low level wc, vanity wash hand basin, chrome effect towel style radiator and double glazed window to the side.

Lounge

10' 3" max x 13' 8" into bay (3.12m max x 4.17m into bay) With double glazed bay window to the front, electric fire with marble effect surround and radiator.

Dining Room

11' 1" x 10' 4" (3.38m x 3.15m)

With radiator and double glazed french style doors with matching side screens leading to the Rear Garden.

Kitchen

14' 1" x 6' 1" (4.29m x 1.85m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, radiator, double glazed window to the rear and double glazed door to the side.

First Floor

Bedroom 1

10' 7" \times 14' 4" into bay ($3.23 \text{m} \times 4.37 \text{m}$ into bay) With double glazed bay window to the front and radiator.

Bedroom 2

11' x 10' 4" (3.35m x 3.15m)

With double glazed window to the rear and radiator.

Bedroom 3

7' x 5' 6" (2.13m x 1.68m)

With double glazed window to the front and radiator.

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With path and gravelled driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, path, rear access gate and fenced surround.

Outbuilding

10' 1" x 16' 6" (3.07m x 5.03m)

With side access door and up and over door.





Welcome to

Beverley Road, HESSLE

- GUIDE PRICE £240,000 £250,000
- Recently Refurbished Throughout 3 Bedroom Home In Hessle!
- Family Shower Room & Ground Floor W/C
- Off Street Parking & Outbuilding
- Highly Sought After Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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.

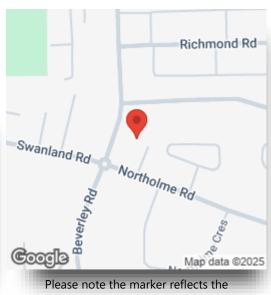
guide price

£240,000 - £250,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110898



Property Ref: WBY110898 - 0004 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.





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