

Whitakers

Estate Agents



756 Beverley High Road, Hull, HU6 7EX

£465,000

Whitakers Estate Agents are pleased to introduce this expansive four bedroom detached house which has been the subject of much enhancement throughout, by its current owners, to provide ample contemporary living space across both of its floors. The property is established on Beverley High Road in Hull, strategically placed to embrace close proximity to an abundance of local amenities and leisure facilities, along with highly accessible transport links, prominently the A1079, which provides multiple routes to the city centre & surrounding villages. The internal layout comprises entrance hall incorporating a cloakroom & storage cupboard, a study/office, spacious lounge with double doors opening to the dining room. The fitted kitchen & utility areas can be accessed internally via the dining room or the hallway. A fixed staircase ascends to the first floor landing, which leads to a fitted master bedroom with en-suite (three piece suite), two further fitted double bedrooms, a single fourth bedroom with built-in wardrobe & a family shower room, furnished with a three-piece suite. Externally the property occupies a large plot, benefitting from having a gated front garden with a resin driveway, to accommodate off-street parking and leading to the detached garage which can also be used to store a vehicle. A wrought iron gate opens to the generously sized rear garden, which is mainly laid to lawn with raised patio seating areas, with further seating areas at a feature circle within the lawn, one to the rear of the garden & one between the herbaceous borders. Taken together, the accommodation on offer is ideal for the growing family, seeking to reside within the area of Ofsted highly rated schools &, as such, viewing at the earliest convenience is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Storm Porch

Double glazed entrance door with side windows.
Opening to:

Entrance Hall



UPVC double glazed entrance door, two central heating radiators, understairs storage cupboards and carpeted flooring. Leading to:

Cloakroom

UPVC double glazed window, tiled flooring and furnished with a two-piece suite comprising vanity sink and low flush W.C.

Study/ Office 9'1" x 6'0" (2.79 x 1.84)



UPVC triple glazed window, central heating radiator, built-in storage cupboards and carpeted flooring.

Lounge 15'7" x 11'6" (4.76 x 3.51)



UPVC triple glazed bay window, two central heating radiators, gas fire with marbled inset and hearth and carpeted flooring. French doors opening to:

Dining Room 12'11" x 11'6" (3.95 x 3.52)



UPVC double glazed patio door to the rear garden, central heating radiator and carpeted flooring.

Breakfast Kitchen 20'1" x 11'1" (6.14 x 3.39)



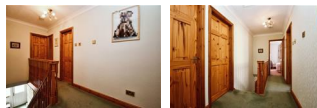
UPVC double glazed door and window, two central heating radiators, tiled flooring and fitted with a range of floor and eye level units, quartz worktops with splashback tiles above, breakfast bar, sink with mixer tap and provision for a gas cooker with extractor hood above.

Utility Area

UPVC double glazed door and window, tiled flooring and fitted with a range of floor and eye level units, quartz worktops with splashback tiles above and sink with mixer tap.

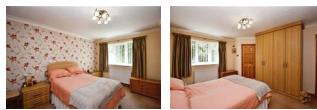
First Floor

Landing



With access to four bedrooms and the loft hatch, built-in airing cupboard with central heating radiator and carpeted flooring.

Master Bedroom 15'7" x 11'6" (4.76 x 3.52)



UPVC triple glazed window, central heating radiator, fitted wardrobes, five drawer unit and carpeted flooring.

En-suite



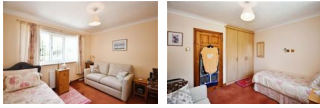
UPVC triple glazed window and dual controlled towel central heating radiator. Fully tiled walls and flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

Bedroom Two 12'11" x 11'6" (3.96 x 3.51)



UPVC double glazed window, central heating radiator, fitted wardrobes and four drawer unit and carpeted flooring.

Bedroom Three 9'9" x 11'5" (2.98 x 3.48)



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom Four 8'11" x 8'3" (2.74 x 2.54)



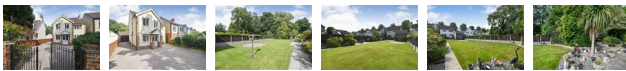
UPVC triple glazed window, central heating radiator, fitted wardrobe and carpeted flooring.

Family Shower Room



UPVC double glazed window and dual controlled towel central heating radiator. Fully tiled walls and flooring and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity sink unit with mixer tap and low flush W.C.

External



Externally the property occupies a large plot, benefitting from having a gated front garden with a resin driveway, to accommodate off-street parking and leading to the detached garage which can also be used to store a vehicle. A wrought iron gate opens to the generously sized rear garden, which is mainly laid to lawn with raised patio seating areas, with further seating areas at a feature circle within the lawn, one to the rear of the garden & one between the herbaceous borders. Taken together, the accommodation on offer is ideal for the growing family, seeking to reside within the area of Ofsted highly rated schools &, as such, viewing at the earliest convenience is recommended to avoid disappointment.

Patio Seating Areas



Garage



With connection to lighting and power, central heating radiator and accessed via an electronic controlled up and over door.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - Hull (city And County Of)

Local authority reference number - 00180001075607

Council Tax band - E

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - Beverley High Road

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all

measurements are approximate and for general guidance purposes only.

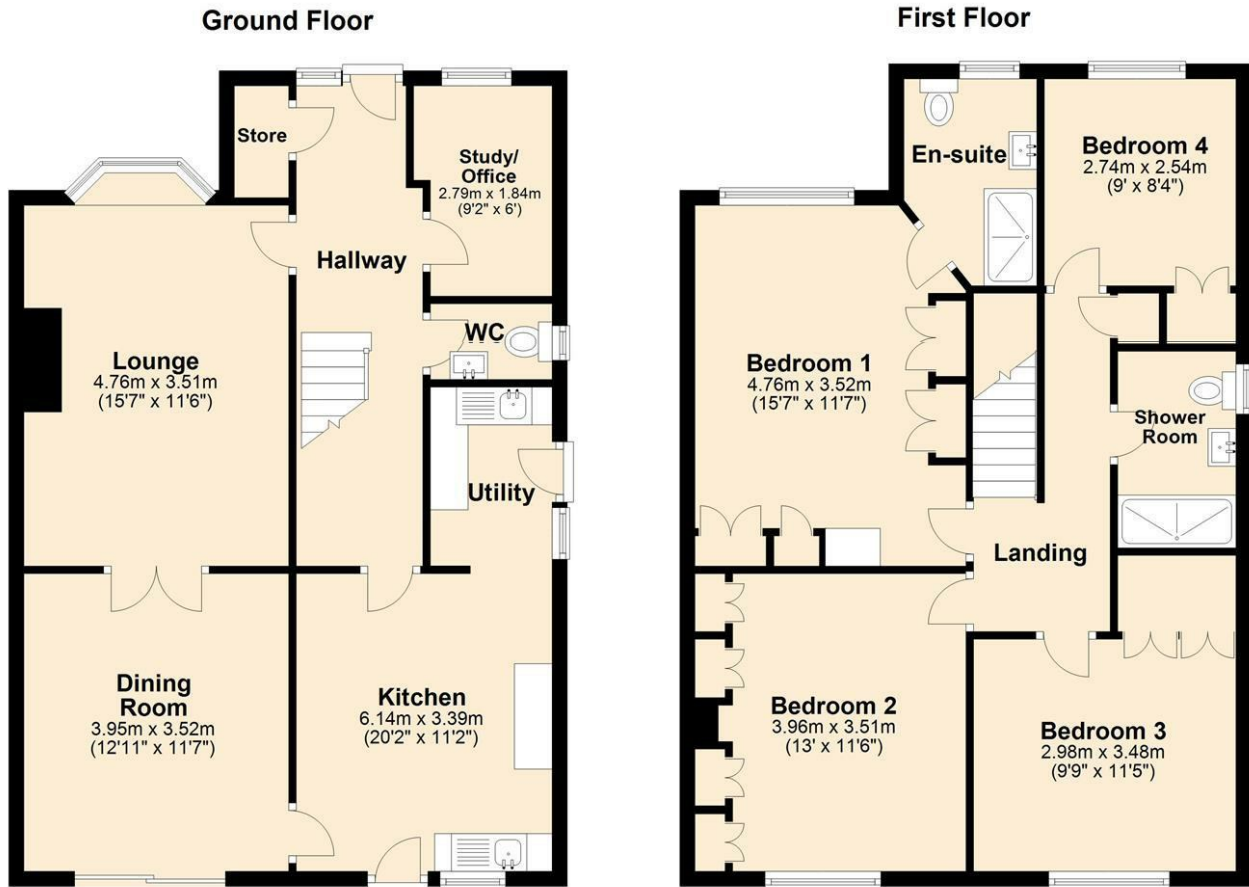
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

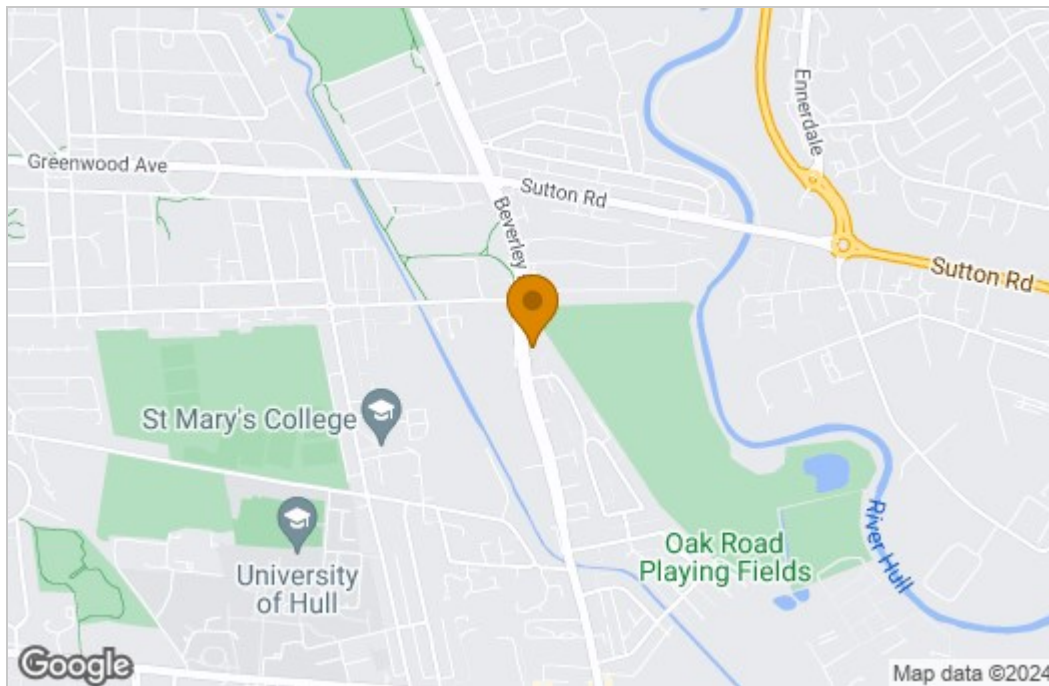
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Floor Plan

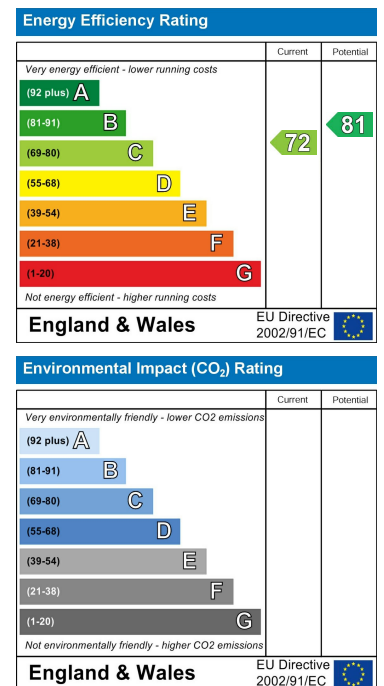


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.