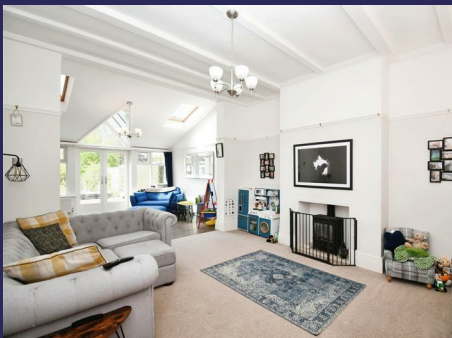


Whitakers

Estate Agents



705 Beverley Road, Hull, HU6 7JN

£520,000

Whitakers Estate Agents are pleased to introduce this immaculate detached house which has been the subject of considerable enhancement across both of its floors by its current owners.

The property is established on substantial grounds off a sought after location on Beverley Road in Hull – a location renowned for being well serviced by a host of local amenities, leisure facilities and highly accessible transport links that provide multiple routes to the Hull City Centre and surrounding villages (most prominently the A1079).

The internal layout of the ground level briefly comprises porch opening to the hallway with feature fireplace, bay fronted sitting room, open plan lounge / dining room with French doors opening to the rear garden and fitted breakfast kitchen incorporating a utility room furnished with a shower enclosure. A fixed staircase ascends to the first-floor landing which boasts a bay fronted master and third bedroom, two further double bedrooms, a shower room and a bathroom furnished with a three-piece suite.

Externally the property occupies an expansive plot, having a large gravelled garden with boundary fencing and hedging which accommodates off-street parking for multiple cars to the front aspect; wrought iron gates at the side of the property open to the rear garden which is mainly laid to lawn with stocked borders and complimented by a large patio seating area.

The accommodation on offer is ideal for the growing family seeking ample living and recreation space.

The Accommodation Comprises



Front External



Externally to the front aspect there is a large gravelled garden with boundary fencing and hedging which accommodates off-street parking for multiple cars. Wrought iron gates at the side of the property open to the rear garden and garage.

Porch

Glazed wooden entrance door, two leaded windows, central heating radiator, and tiled flooring.

Entrance Hall



Wood lead winder, central heating radiator, focal point fireplace, picture rail and panelled walls, and parquet flooring.

Sitting Room 17'9 x 13'11 (5.41m x 4.24m)



Wooden double glazed window, two central heating radiators, open fireplace with tiled hearth and marble insert, and carpeted flooring.

Utility Room

Central heating radiator, tiled flooring, furnished with a walk-in shower enclosure with mixer shower and fitted with a range of floor level units, contemporary worktop, and sink with mixer tap.

Cloakroom

Wooden double glazed window, parquet flooring, and furnished with a wash basin with mixer tap, and low flush W.C.

Lounge 14'10 x 13'9 (4.52m x 4.19m)



Wood burner, and TVL flooring.

Dining Room 11'11 x 13'1 (3.63m x 3.99m)



UPVC double glazed French doors opening to the rear garden, two roof windows, access to the loft hatch, and TVL flooring.

Kitchen 23'7 x 12'10 (7.19m x 3.91m)



Wooden double glazed windows, central heating radiator, TVL flooring and fitted with a range of floor and I level units, siltstone worktops with up stand laminate above, sink with mixer tap, and provision for a gas cooker with extractor hood above.

Landing

With access to the loft hatch, wooden double glazed window, panelled walls, and carpeted flooring.

Bedroom One 18'1 x 13'10 (5.51m x 4.22m)



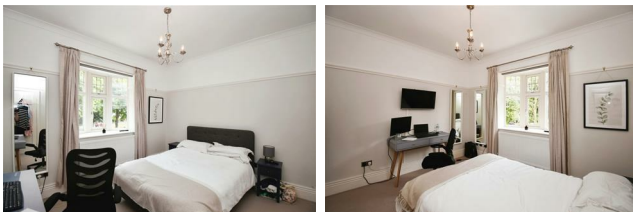
Wooden double glazed bay window, central heating radiator, and carpeted flooring.

Bedroom Two 14'11 x 13'10 (4.55m x 4.22m)



Wooden double glazed window, central heating radiator, and carpeted flooring.

Bedroom Three 10'10 x 11'10 (3.30m x 3.61m)



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

Bedroom Four 11'8 x 11'7 (3.56m x 3.53m)



Wooden double glaze window, central heating radiator, and carpeted flooring.

Bathroom



Wooden double glazed window, central heating radiator, parquet flooring, and furnished with a three piece suite comprising freestanding bath with mixer tap and shower, vanity sink with dual taps and low flush W.C.

Shower Room



Wooden double glazed window, central heating radiator, partly tiled to splashback areas and furnished with a three piece suite comprising walk in enclosure with mixer shower, pedestal sink with dual taps, and low flush W.C.

Rear External



Externally to the rear of the property is an expansive garden which is mainly laid to lawn with stocked borders and complimented by a large patio seating area.

Tenure

The property is held under Freehold tenureship

Council Tax
Council Tax band F- Hull City Council

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

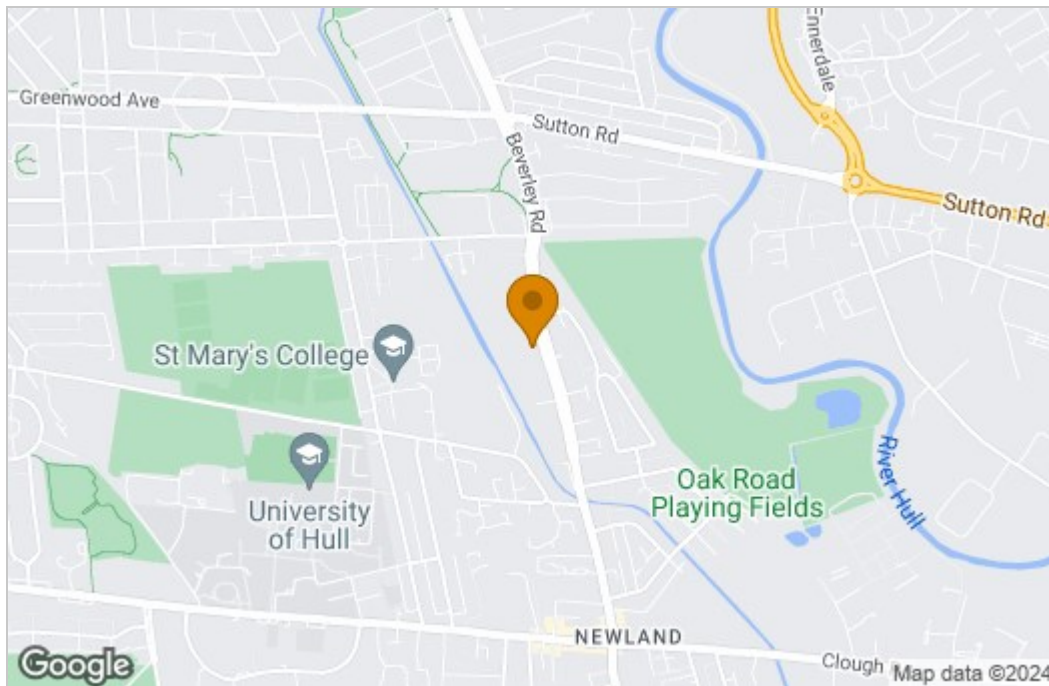
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

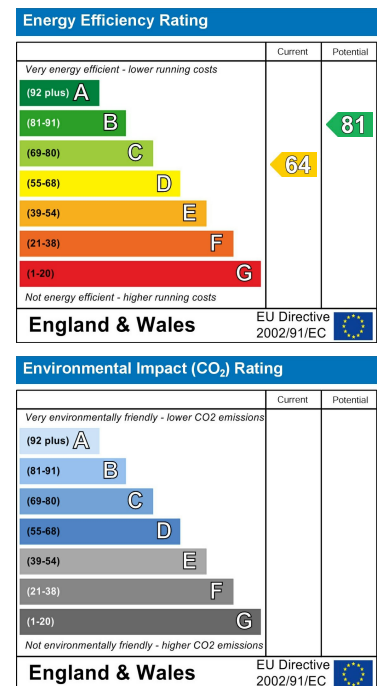


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.