



28 Beech Avenue, Garden Village
Hull, HU8 8QH

BROWN & CO



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Garden Village, Hull, is a historic "model village" established by Sir James Reckitt and was originally intended for the factory workers. This conservation area features unique housing and surrounded by mature trees, green spaces, giving a fabulous 'almost rural' feel whilst being near amenities and only approximately 1.8 miles from the City Centre. The property also falls within catchment areas for both Primary and Secondary Schools.

This particular property has been lovingly and beautifully finished by the current owners in a style that is extremely complimentary and sympathetic to the original features.

O.I.R.O £200,000



Entrance hallway

Access to the property via bespoke timber door having feature glazed panel giving access to the hallway. The hallway provides access to the stairs to the first floor accommodation, understairs storage and leads through into the Kitchen diner / snug area. Statement tiled flooring and central heating radiator.

Kitchen Diner / Sitting area

The open-plan kitchen and sitting area creates the perfect cosy, family-orientated space. The kitchen features painted wooden base and wall units with solid wood worksurfaces, incorporating a Belfast-style sink with drainer, an under-counter dishwasher, and space for a range-style cooker with extractor hood above. A window overlooks the rear garden, filling the space with natural light. The kitchen continues through to the rear storage area / utility, where an external door provides direct access to the garden.

Lounge and dining area

The impressive lounge/diner spans the full depth of the property, enjoying a superb dual-aspect layout with a window overlooking the front and a rear door with glazed sidelights providing direct access to the garden. The room features two matching Victorian-style fireplaces—one serving the lounge area and one the dining space—adding charm and period character. Beautiful herringbone wooden flooring runs throughout and decorative stained glass internal window adding to the character of this versatile space.

First Floor Accommodation

Stairs & landing

Stained Glass style window, doors to the two bedrooms and the family bathroom.

Master Bedroom

Double sized bedroom with window overlooking the rear garden and featuring decorative internal shutter blinds, with a Victorian-style central heating radiator positioned beneath. A charming Victorian-style fireplace, wooden wall panelling and an elegant picture rail all work together to enhance the period character and stylish presentation of this room.

Bedroom two

A generous double bedroom positioned at the front of the property, featuring a window with a Victorian-style central heating radiator beneath. The room includes a decorative Victorian-style fireplace, painted floorboards, built-in shelving to the side of the chimney breast and an elegant picture rail, all adding to the period charm and character of the space.



Bathroom

The bathroom features fully panelled walls and striking checker-style tiled flooring. It is fitted with a three-piece period-style suite comprising a free-standing roll-top bath with telephone-style shower attachment, a traditional sink with integrated towel rail and a high-flush W.C. A window to the rear, complete with internal shutters, provides natural light while maintaining privacy.

Loft Space

A converted loft space with Velux-style windows, currently used as a cosy TV room. This versatile area offers excellent flexibility for a variety of uses, such as a study, hobby room or additional relaxation space.

Rear Garden

The enclosed rear garden features mature planting and a gravel pathway, creating a charming and low-maintenance outdoor space. There is ample room for a bistro set near the external door, offering your own tranquil spot for relaxing or al fresco dining.

GENERAL REMARKS AND STIPULATIONS

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion.

Council Tax

We are advised by Kingston upon Hull City Council that this property is Band B

Services

Please note we have not tested the services of any of the equipment or appliances in this property. Accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans

The floorplans within these particulars are for identification purposes only, they are representational and not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business

Monday to Friday, 9.00am to 5.30pm.

Viewing

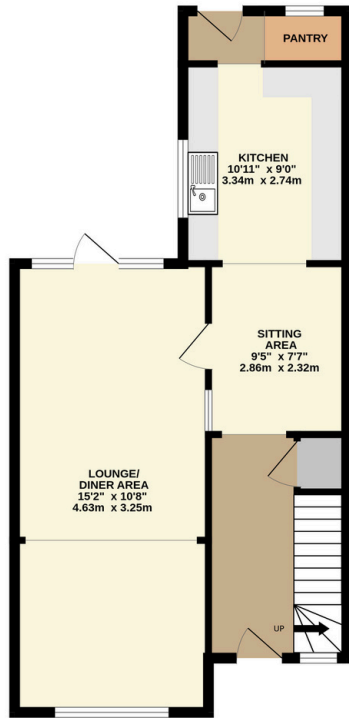
Please contact Brown & Co's Humber Office.

Agents Note

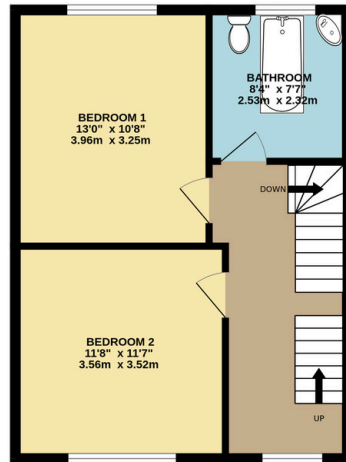
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



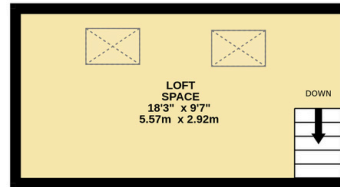
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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