

staniford
grays



721 Beverley Road, Hull, HU6 7JN

Offers Over £450,000





721 Beverley Road

Hull, HU6 7JN

- DETACHED FAMILY HOME
- NO ONWARD CHAIN
- WEALTH OF POTENTIAL
- LOFT CONVERSION POTENTIAL
- OUTBUILDINGS/STORE
- TROVE OF TRADITIONAL FEATURE
- GENEROUS LAYOUT
- 4 BEDROOMS
- EXPANSIVE GARDENS
- GENEROUS PARKING

FAMILY HOME WITH A WEALTH OF CHARACTER AND FEATURE IN A PROMINENT BEVERLEY ROAD SETTING.

Occupying an established plot this existing family home offers a generous layout with refurbishment and upgrade potential along with potential for the development into the loft space (subject to the necessary permissions).

The property has retained an abundance of feature and character styling with large reception rooms and bedroom spaces and generous ceiling heights.

The arrangement of ground floor living space comprises; Reception Hallway, Formal Lounge extending to a Dining Area with Garden Room beyond, Kitchen, Study/Snug and W.C.. To the first floor level a generous landing provides access to Four Double Bedrooms and Family Bathroom (and separate W.C.) with staircase to a loft space (offering conversion potential).

To the exterior a generous entrance drive with ample parking provision provides access to a Garage/Store/Washroom. Established rear gardens exist with privacy provided to all perimeter boundaries and potential to negotiate further on additional land to the rear.

Given the uniqueness of the opportunity and plot size, 721 Beverley Road comes highly recommended for an internal viewing with the sole selling agent Staniford Grays.

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GROUND FLOOR

ENTRANCE HALLWAY

A grand entrance to this character and substantial family home, with an impressive oversize oak return staircase with newel post and balustrade detail, further feature added throughout the property with Delph rack, deep skirtings, panelled wall detailing, oak flooring, window to frontage, decorative fireplace with cast iron detail also features to the reception hallway. Of an excellent size with access to reception spaces, side access door.

STUDY

Has potential to be used as a snug also, with window to front elevation and oak flooring. Access through to...

10'3" x 8'3" (3.14 x 2.52)

KITCHEN

Replacement kitchen in a neutral style, contrasting work surfaces and splashbacks, a wealth of wall and base units and food preparation areas, integrated appliances include double oven, hob with extractor canopy over, space for a number of white goods including space for American style fridge freezer, tiled floorcoverings inset spotlights to ceiling, access door leading to rear and windows to the side and rear elevation. Leads to...

17'10" x 10'7" (5.44 x 3.24)

RECEPTION LOUNGE / DINING AREA

An expansive room with generous ceiling heights, with potential to be used for a multitude of purposes given the generous size. Large window to the front facing outlook, a central focal point provided via traditional fireplace with cast iron log burner, wall panelling, wall light points, side windows, integrated display cabinetry, access to reception hallway also. Access through to...

13'7" x 33'9" (4.15 x 10.29)

SUN ROOM EXTENSION

With laminate to floorcoverings, windows to the side and rear facing outlook, access provided to patio terrace, used currently as an alternate reception space. Access to...

15'7" x 13'0" (4.76 x 3.98)

W.C

With tiled floorcovering, low flush w.c, inset basin, wall tile detail.

FIRST FLOOR

LANDING

With a split level landing on the impressive return staircase, with feature windows to the front and side outlook, leads to a generous landing area and...

23'3" x 9'2" (7.09 x 2.80)

INNER HALLWAY

With storage cupboard, oak flooring, wall panelling, providing access to four bedrooms, house bathroom and loft level.

9'11" x 8'10" (3.03 x 2.71)

BEDROOM ONE

With window to the front and side elevation, of double bedroom proportions and space for freestanding bedroom furniture.

13'8" x 12'5" (4.19 x 3.79)

BEDROOM TWO

With bay window to side elevation, fitted cupboards and of double bedroom proportions.

13'5" x 10'8" (4.11 x 3.26)

BEDROOM THREE

With full garden outlook and balcony access to the rear, additional side window, cupboard, of double bedroom proportions.

13'11" x 11'10" (4.26 x 3.63)



BEDROOM FOUR

With windows to the side and rear elevation, with outlook over gardens.

9'11" x 9'3" (3.04 x 2.83)

HOUSE BATHROOM

With inset basin to vanity unit, low flush w.c, bath with rainfall showerhead and console over, tiling to flooring and splashbacks, heated towel rail, privacy window to side elevation.

7'10" x 8'9" (2.40 x 2.67)

SEPARATE W.C

With low flush w.c, privacy window to side elevation.

SECOND FLOOR

With dedicated fixed staircase loft access, with commencement of works having been partially started, with potential for further bedroom space and bathroom (subject to the necessary permissions), Velux rooflight and window to side elevation.

OUTSIDE

Occupying a prominent position being offset from Beverley Road, with pillared entrance driveway and forecourt parking suitable for a number of vehicles. Gated access leads down the side of the property to an expansive rear garden area, with large patio terrace extending from the immediate building footprint.

Access provided to Garage (5.26m x 3.01m) and workshop/store (4.77m x 3.01m) and washroom (5.22m x 3.01m), offering versatile outbuildings with full power and lighting.

A laid to lawn grass section extends from the patio, with pathway leading around the side of the property, established planting and shrub borders, partially fenced perimeter boundaries, feature garden bridge, in all offering a wealth of potential. External tap and light points.

AGENTS NOTE

Further potential for negotiation for additional land exists with an expansive and open plot beyond (not forming part of the existing sale). The dwelling offers immediate family living with further upgrade potential, offering an expansive living space to both ground and first floor levels with further conversion opportunity to the second floor level. Given the scale and size of home comes recommended for further internal inspection.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax is 'F'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.
 Website- Stanifords.com Tel: (01482) 631133
 E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

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Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
 At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
 The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

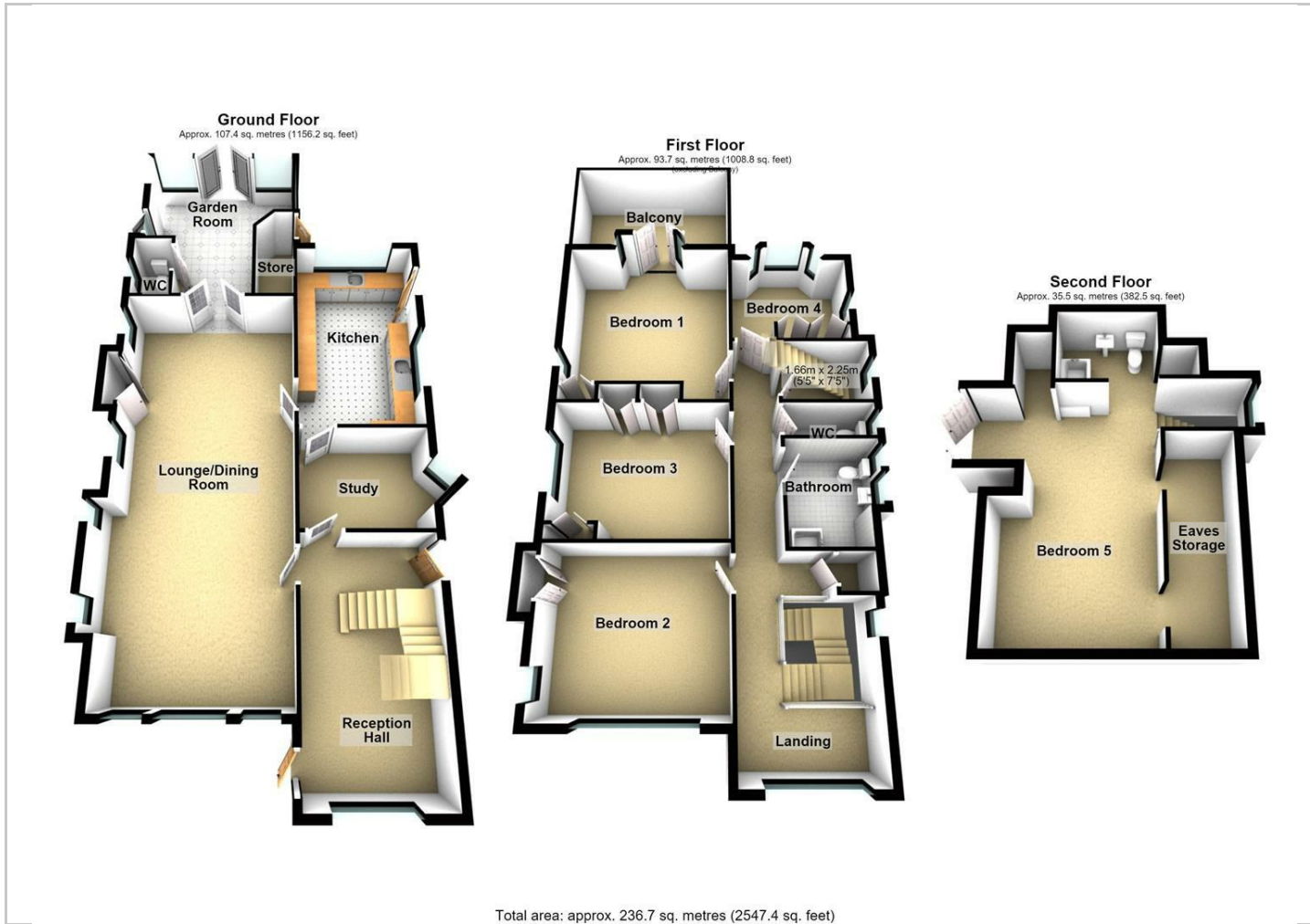
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

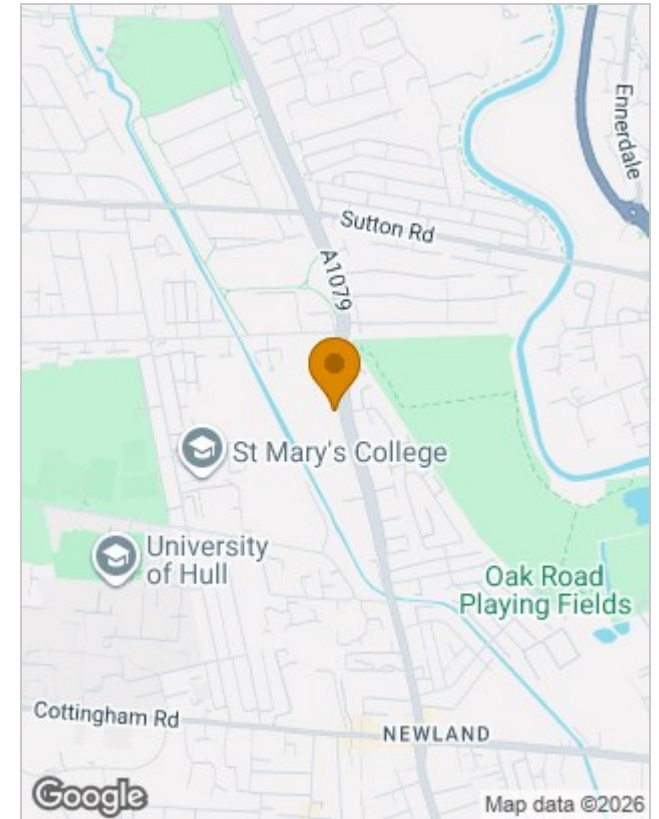
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



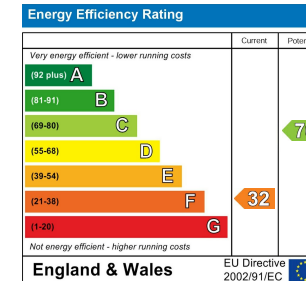
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.