



Beverley Road, Hesse HU13 9BS

Welcome to

Beverley Road, Hesse

Stunningly Presented Home In Hesse with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room, Ground Floor Toilet, Rear Lobby, 2 Bedrooms, Family Bathroom & Gardens! Call and book your viewing now!



Entrance Hall

With double glazed door to the front, feature radiator and stairs to the First Floor.

Ground Floor Toilet

With double glazed window to the rear, low level wc, wash hand basin and radiator.

Lounge

With double glazed bay window to the front and feature radiator.

Dining Room

With double glazed window to the rear and feature radiator.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, space for a fridge freezer and space for a tumble dryer.

Utility Room

With wall and base units, work surfaces, radiator and plumbing for an automatic washing machine.

Rear Lobby

With double glazed windows to the side and rear and double glazed door to the side.

First Floor

Landing

With loft access.

Bedroom 1

With 2 double glazed windows to the front, feature fireplace and feature radiator.

Bedroom 2

With double glazed window to the rear, feature fireplace, feature radiator and central heating boiler in fitted wardrobes.

Bathroom

Bathroom with bath, walk in shower cubicle, vanity wash hand basin, low level wc, extractor fan, feature radiator and double glazed window to the rear.

Outside

Front Garden

With gravelled area, fencing, path and gate.

Rear Garden

With decking areas, lawned area, path, borders housing shrubs and trees, fencing, rear access gate and shed.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



view this property online williamhbrown.co.uk/Property/WBY111694



Welcome to

Beverley Road, Hessele

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautifully Presented 2 Bedroom Home In Hessele
- Lounge & Dining Room, Fitted Kitchen & Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111694](https://www.williamhbrown.co.uk/Property/WBY111694)



Property Ref:
WBY111694 - 0002

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk