



*32 Beverley Road, Hessle, East Yorkshire, HU13 9BJ*

3 Bedrooms

Semi-Detached House

Off-Street Parking

Council Tax Band = C

Development Opportunity

Generous Proportions

Lengthy Rear Garden

Freehold/EPC = C

**£219,950**

## INTRODUCTION

This three bedroom semi-detached home on Beverley Road in Hessle offers comfortable proportions and a true development opportunity. The length of the rear garden makes extension an additional possibility, subject to appropriate planning permission. The property has been well cared for by its current owners, now being ready for its next custodians to make their own mark on the home.

The accommodation is generously sized throughout, briefly comprising a lounge, dining room and kitchen on the ground floor, with three bedrooms, bathroom and lavatory on the first floor. The well-presented, mature rear garden stretches a considerable length and includes a patio area to the immediate rear followed by lawn, leading to a vegetable patch at the far end. There is a shared driveway leading to a garage at the side of the property, and comfortable parking for two vehicles on the paved drive at the front. The property also benefits from gas central heating and uPVC double glazing throughout.

Well suited for growing families or anybody looking to personalise and put their own mark on a home, viewing of this property in a desirable and convenient location is highly recommended.

## LOCATION

The property is most conveniently located along Beverley Road, which leads from Boothferry Road into Northgate and onwards to the town centre. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within Hessle Square and The Weir. The Weir itself includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salon, beauty salon, takeaway, delicatessen, bank and newsagent. The further amenities that Hessle has to offer are a supermarket, chemist, bank, gift shop and health centre. Local schooling includes a junior at Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. There is also a mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester and London Kings Cross. Convenient access can be gained to iconic Humber Bridge and the A63 leads into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With window to side, stairs to first floor and understairs storage cupboard.

### LOUNGE

Bay window to front and internal window through to the dining room.



## DINING ROOM

With window to rear and electric fireplace.



## KITCHEN

Comprising fitted units and worksurfaces and sink & drainer beneath window to the side. There is plumbing for a washing machine, a door to the rear garden and access to the understairs pantry.



## FIRST FLOOR

### LANDING

Window to the side elevation and two storage cupboard spaces.

### BEDROOM 1

With built in wardrobe space and bay window to the front elevation.



### BEDROOM 2

Window to the rear elevation.



### BEDROOM 3

Window to the front elevation.

## BATHROOM

Half-tiled bathroom comprising bath with shower fitting and wash-hand basin beneath window to the rear elevation.



## W.C.

Half-tiled, with low-flush W.C. beneath window to the rear elevation.

## OUTSIDE

The door from the kitchen opens out to the rear porch, with a convenient external storage cupboard. The well-presented, mature rear garden stretches a considerable length and includes a patio area to the immediate rear followed by lawn, leading to a vegetable patch at the far end. There is a shared driveway leading to a garage at the side of the property, and comfortable parking for two vehicles on the paved drive at the front.





### *REAR VIEW*



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

### *FIXTURES & FITTINGS*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

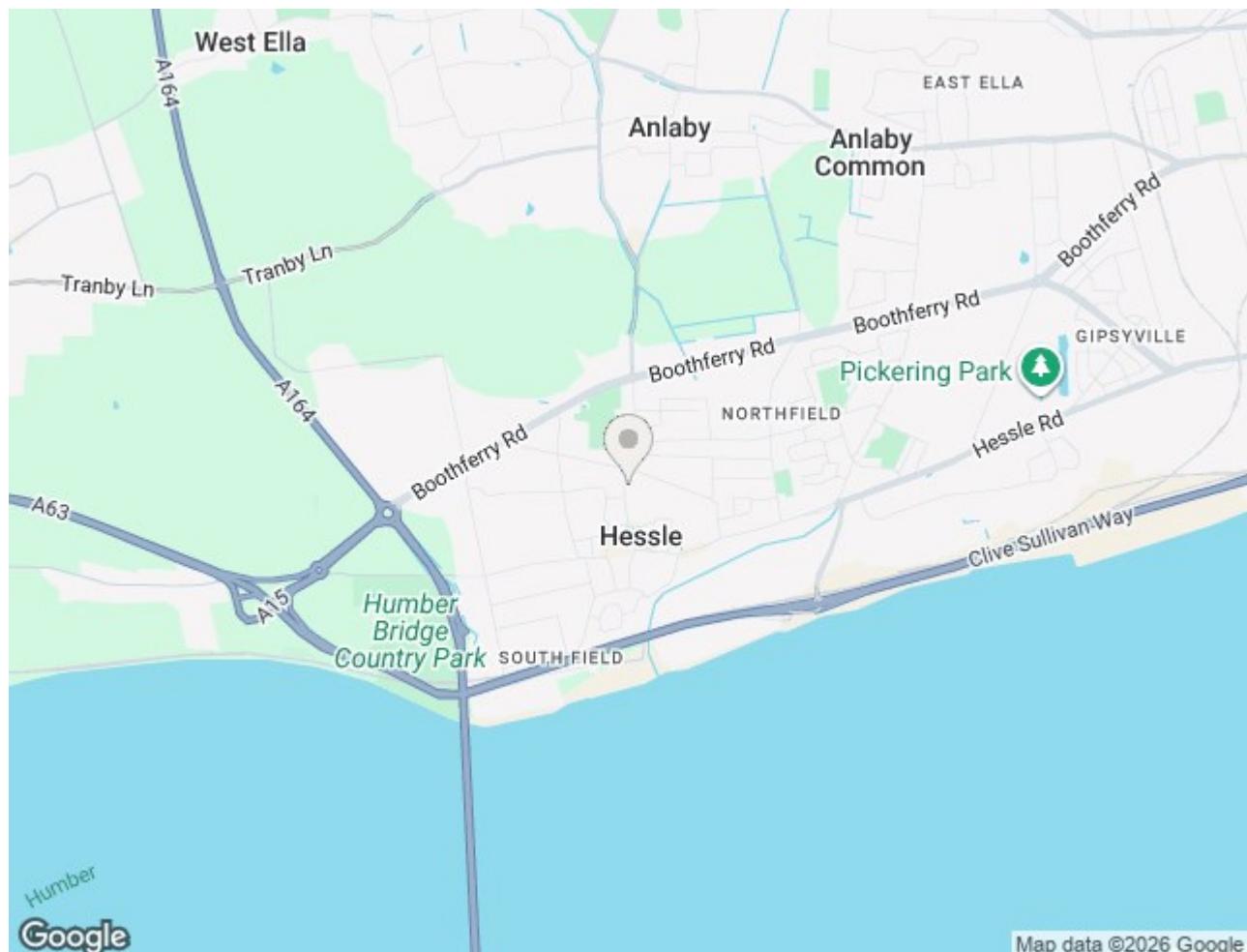
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

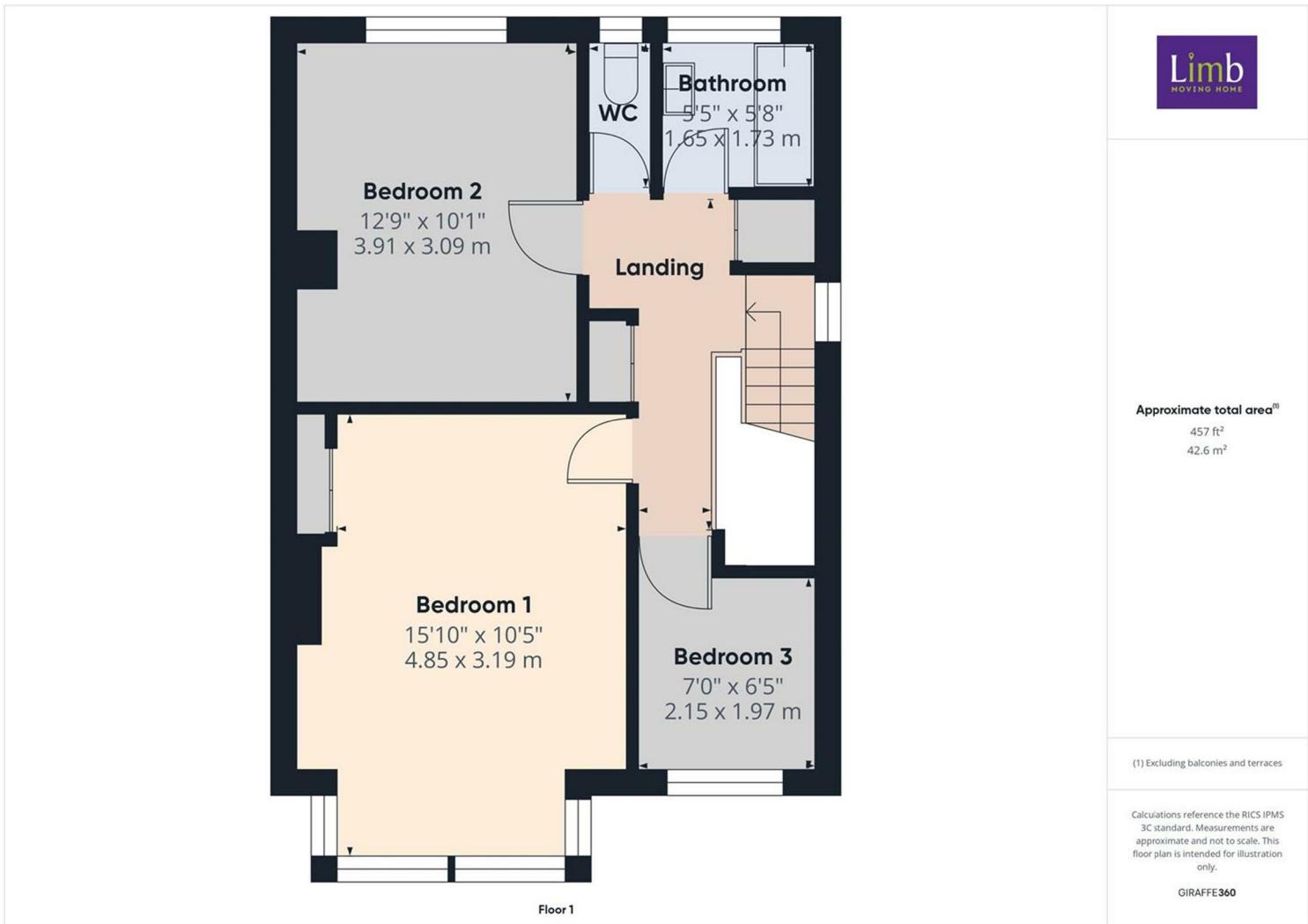
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	