Whitakers
Estate Agents









3 Beech Grove, Hull, HU5 3PG

£77,500

** NO ONWARD CHAIN **

Situated on Beech Grove, just off Perth Street, this two-bedroom terraced home offers practical accommodation, low-maintenance gardens and a convenient position within Hull's HU5 area. The property is well suited to first-time buyers and investors alike.

The ground floor comprises a lounge with a bay window and wall-mounted electric fireplace, alongside a fitted kitchen with useful storage and provision for appliances. A lobby provides access to the bathroom, furnished with a three-piece suite including a bath with mixer shower.

The first floor accommodates two bedrooms, both benefiting from laminate flooring and fitted storage.

Externally, the property is approached across a front garden laid with artificial grass, with a pathway leading to the entrance porch. The enclosed rear garden is designed for easy maintenance, featuring artificial grass, a paved seating area and a planted border, with pedestrian access to the ten-foot at the rear.

The property is conveniently positioned for the shops, cafés and independent businesses along Newland Avenue, with nearby schools and the wider amenities of west Hull adding to its appeal. Combining a practical layout with an accessible location, this is an appealing opportunity for first-time buyers and investors.

The accommodation comprises

Front external



Externally, the property is approached across a front garden laid with artificial grass, with a pathway leading to the entrance porch.

Ground floor

Porch
UPVC double glazed door and windows, and carpeted flooring. Wooden glazed door opening to :

Lounge 15'0" x 11'10" (4.58 x 3.63)



UPVC double glazed bay window, central heating radiator, wall mounted electric fireplace, and laminate flooring.

Kitchen 8'10" x 11'10" (2.70 x 3.61)



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

Bathroom



Two UPVC double glazed windows, central heating radiator, and partly tiled walls with laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, pedestal sink with mixer tap, and low flush W.C.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 11'0" x 11'11" (3.37 x 3.64)



UPVC double glazed window, central heating radiator, built-in wardrobe and fitted cupboard, and laminate flooring.

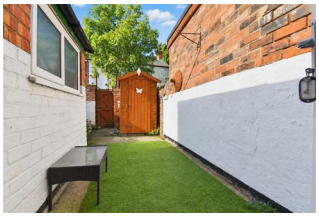
Bedroom two 9'10" x 8'8" (3.00 x 2.65)



UPVC double glazed window, central heating radiator, fitted wardrobes, and laminate flooring.

Rear external





The enclosed rear garden is designed for easy maintenance, featuring artificial grass, a paved seating area and a planted border, with pedestrian access to the ten-foot at the rear.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 0007019300030A
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 10 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property

and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that 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. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

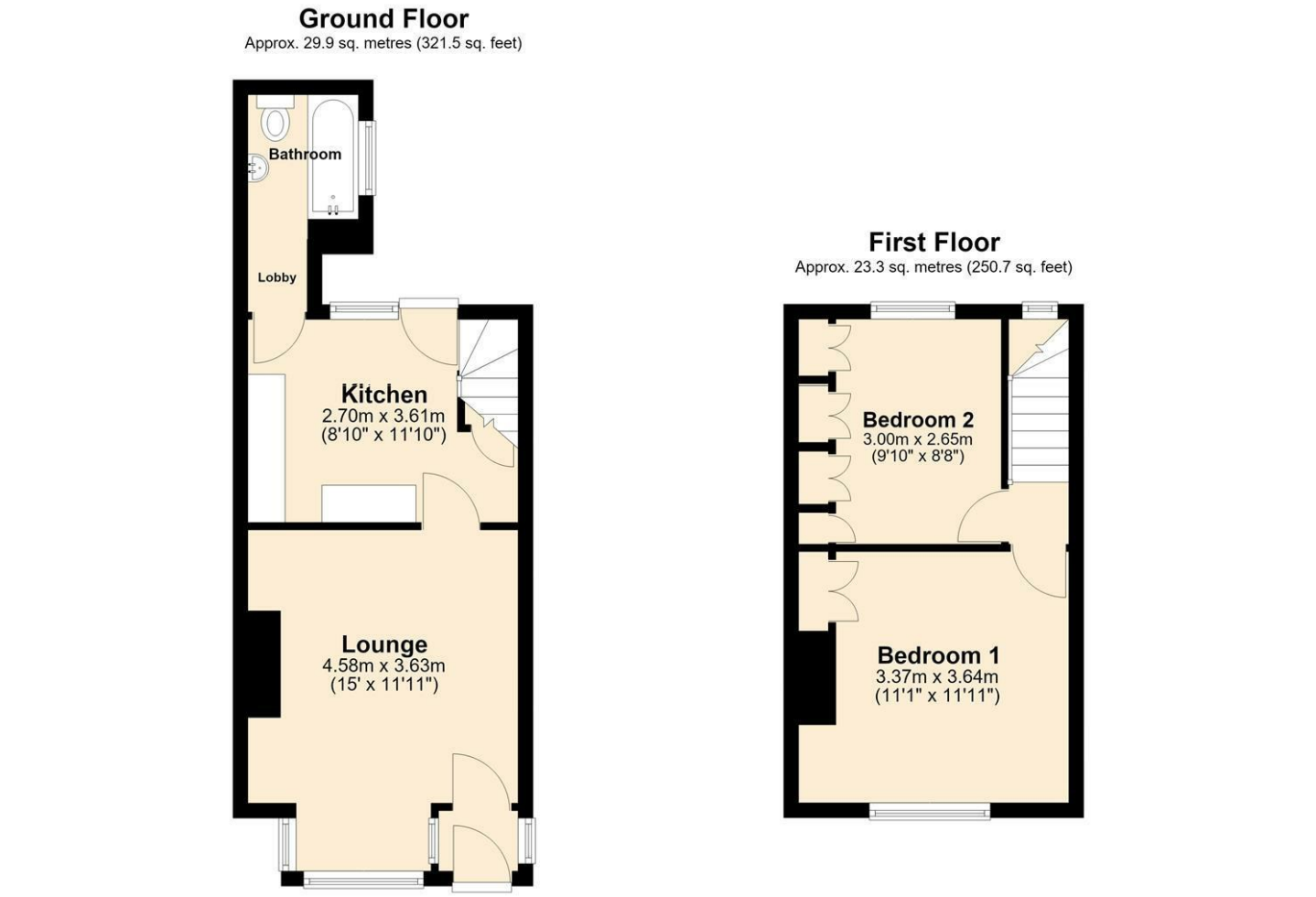
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

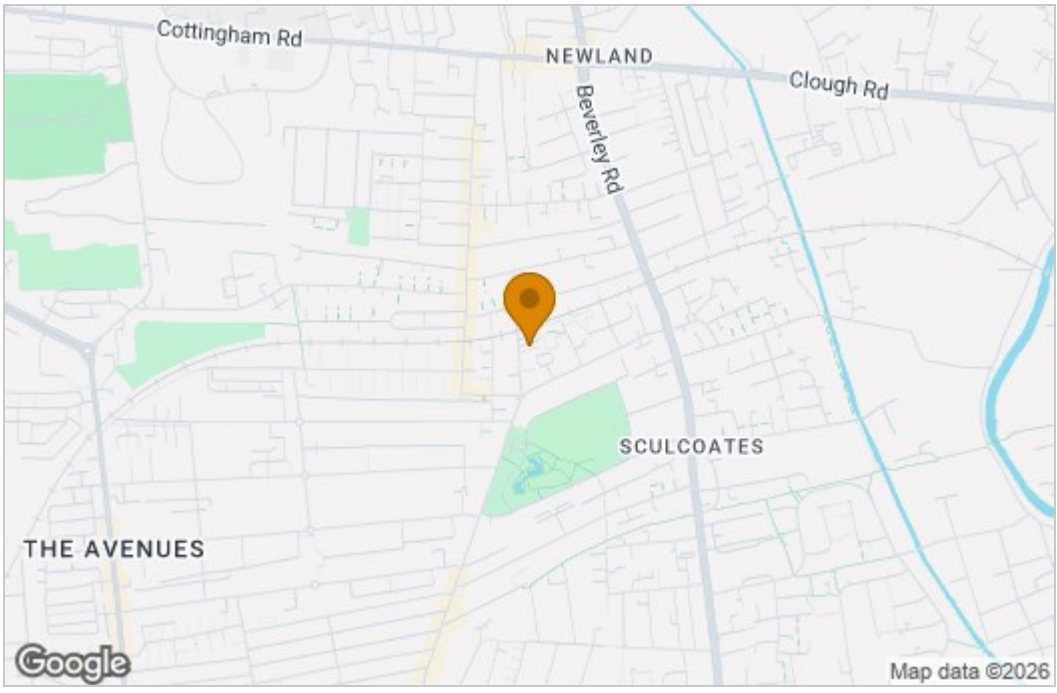
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

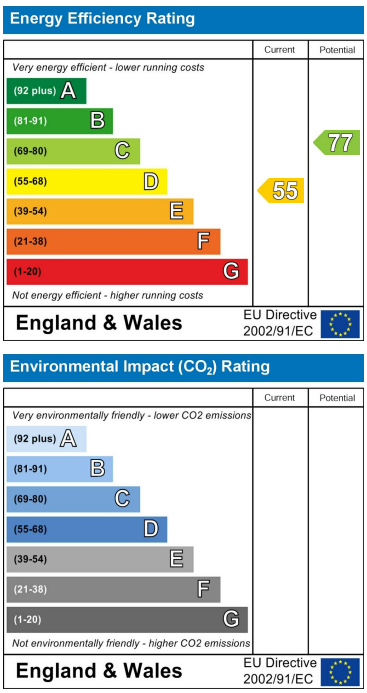


Total area: approx. 53.2 sq. metres (572.3 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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