



712 Beverley Road, Hull

£285,000

An extremely well presented 4 bedroom semi detached home, which has been loved and cared for by it's current owners and is one off the larger properties on Beverley Road and which must be viewed internally to be fully appreciated.

INTRODUCTION

An extremely well presented 4 bedroom semi detached home, which has been loved and cared for by it's current owners and is one off the larger properties on Beverley Road and which must be viewed internally to be fully appreciated. The property has gas central heating double glazing and briefly comprises a large welcoming hall way, lounge, sitting area open plan to the dining area and open plan to the kitchen, rear lobby, cloakroom/w.c, landing, 4 bedrooms (all which are off a great size), shower room, front garden offering multiple parking facilities and a large rear garden which again is well established and well cared for. The property must be viewed early to avoid missing out on this fabulous family home.

LOCATION

Beverley High Road is located some 2 miles to the North of the City Centre, close to local shops, public transport, University & all local amenities. Kingswood Retail Park, Tesco & Asda supermarkets are within a short driving distance. Access to Hull City Centre, Beverley & the A63/M62 motorway link are all within easy reach.

ENTRANCE HALL

With double glazed entrance door with windows to side, further double glazed window to side elevation, parquet flooring, dado rail, under stairs cupboard and stairs to first floor.

LOUNGE 18'9 into bay x 13'10 (5.72m into bay x 4.22m)

With double glazed angle bay window to front elevation, decorative fireplace with lights, 2 radiators.

SITTING AREA OPEN PLAN TO 15'7 max measurement x 12'4 (4.75m max measurement x 3.76m)

With feature brick fireplace with multi fuel burning stove, radiator and arch to:-

DINING AREA OPEN PLAN TO

With double glazed bi-folding doors onto the rear garden, radiator and arch to:-

KITCHEN 21' 10'3 narrowing to 6'8 (6.40m 3.12m narrowing to 2.03m)

With a range of cream farmhouse style base and wall unit, solid wood work surfacing, gas cooker point, enamel sink unit, built in dishwasher, display cabinets, wood effect flooring splash back tiling double glazed window to rear elevation and further 2 double glazed windows to side elevation.

REAR LOBBY

With double glazed door and tiled floor.

CLOAKROOM/W.C.

With w.c. ,heated towel rail, splash back tiling, double glazed window.

LANDING

With double glazed window to side elevation, access to roof void.



BEDROOM 1 18'9 into bay x 9'6 from front of wardrobes. (5.72m into bay x 2.90m from front of wardrobes.)

With double glazed angle bay window to front elevation, radiator, built in wardrobes and over cupboards.

BEDROOM 2 12'10 x 9'6 from front of wardrobes. (3.91m x 2.90m from front of wardrobes.)

With double glazed window to rear elevation, radiator and built in wardrobes, over cupboards.

BEDROOM 3 17' 5 max measurements x 10'2 (5.18m 0.13m max measurements x 3.10m)

With double glazed window to rear elevation, wash hand basin in vanity unit, radiator.

BEDROOM 4 9'7 x 9'8 (2.92m x 2.95m)

With double glazed window to front elevation, radiator.

SHOWER ROOM 8'9 x 6'2 (2.67m x 1.88m)

With three piece white suite, comprising shower cubicle, wash hand basin with built in units beneath, w.c., splash back tiling, heated towel rail and double glazed window to side elevation.

OUTSIDE

Outside to the front of the property is a key block paved garden offering off road parking for multiple vehicles, fencing forming boundary, light, shrubs and double gates to the rear garden which is mainly laid to lawn with flower and shrubs borders, beds, rockery, decking area with summer house, patio area, seating/bar-be-que area, large shed, trees and shrubs, fish pond, fencing forming boundary.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - The property lies within Band D (Hull City Council)

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTE

The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

VIEWING

Strictly by appointment with the sole agents





You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Hessle Office
58 Hull Road, Hessle, East Yorkshire, HU13 0AN
T: 01482 649777
nanl@pbannister.co.uk
www.philipbannister.co.uk

