

3 Bedroom Terraced House

Beverley Road, Hull, HU6 7EX

£200,000



- DOUBLE FRONTED PROPERTY
- TASTEFULLY UPDATED
- SUPERB MODERN DINING KITCHEN
- 3 BEDROOMS
- MULTI-VEHICLE OFF ROAD PARKING
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO CHAIN INVOLVED





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Home Estates are delighted to offer to the market this outstanding double fronted property which has been the subject of superb tasteful and stylish updating and modernisation to the highest standard throughout. Discerning purchasers cannot fail to be impressed with the size and standard of accommodation on offer. The double fronted property is sat well back from the road and is arranged to 2 floors and briefly comprises of an entrance hall with a central staircase providing access through to a pleasant dual aspect lounge with a rustic style chimney breast housing a log burning fire creating a lovely focal point to the room. The dining kitchen is an exceptionally well planned area with an attractive range of units which are further complimented with a range of integrated appliances and tasteful, coordinating fixtures and fittings. There is space for a good size dining table for formal dining and entertaining with family and friends.

To the first floor there are 3 aesthetically pleasing bedrooms and a family bathroom which has been the subject of tasteful refurbishment with a white suite and soft contrasting tiled surround.

Outside to the rear the garden serves to enhance the overall presentation throughout and is mainly laid to lawn with tiered patio/seating areas perfect for relaxing and summer barbecues.

Additionally, the front garden has been laid for ease of maintenance and further to create an off-road parking area or hard standing.

High-level drive gates provide a degree of security and privacy from the main road.

Additionally, as one would expect from a property of this calibre there is a gas central heating system, double glazing and many other features too numerous to mention.

One not to be missed!

This property will be offered with vacant possession on completion and no chain involved.

Location

The property is ideally located for all amenities much needed for day-to-day living as there are busy local shopping centres nearby however, for a more extensive shopping experience Hull city centre and the Kingswood retail and leisure park are just a short commute from the property.

For the growing family highly reputable schools and colleges are close by.

There are doctor's and dentist's surgeries and a Post office all conveniently placed close to the property.

Regular public transport links create easy access in and out of the city.

For those wishing to spend leisure time with family and friends there are many well visited family restaurants to choose from.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with overhead screen window and ornate tiled flooring. Central staircase off to the first floor. Upright radiator.

Lounge - 17' 5" x 11' 1" (5.33m x 3.38m) Extremes to extremes.

Dual aspect double glazed windows with aspect over the front and rear gardens

Rustic style chimney breast with log burning stove fire inset, oak over mantle and feature tiled insert and hearth.

Classic style upright radiator.

Dining Kitchen - 19' 5" x 14' 6" (5.94m x 4.42m) Extremes to extremes.

Dual aspect with double glazed bay window and window seat looking out over the front garden area and double glazed windows with aspect over the rear garden area.

Fitted kitchen with an attractive range of base, drawer and full height storage units.

Open display shelving.

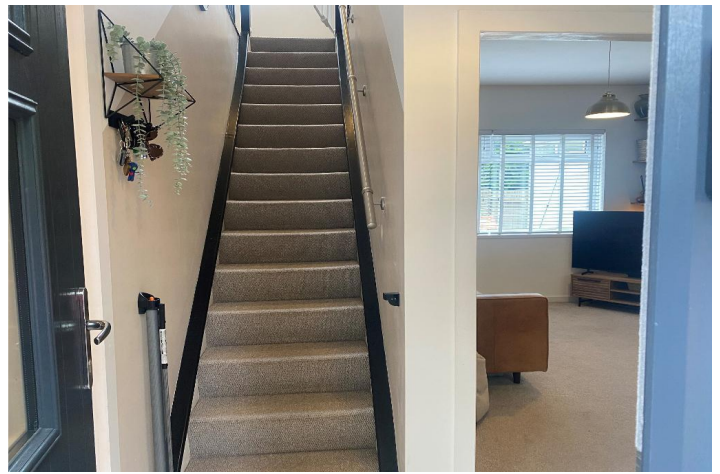
Laminate work surface housing an induction hob, oven beneath and funnel extractor fan over.

A further work surface houses a ceramic single drainer sink unit with a flexi mixer tap over and contrasting tiled splash back surround.

Integrated dishwasher.

Integrated washing machine.

Under stairs storage cupboard



Radiator.

First Floor

Landing - Double glazed window with aspect over the rear garden.

Loft hatch through to the roof void.

Bedroom One - 13' 1" x 12' 0" (3.99m x 3.68m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Upright radiator.



Bedroom Two - 12' 5" x 11' 1" (3.81m x 3.38m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

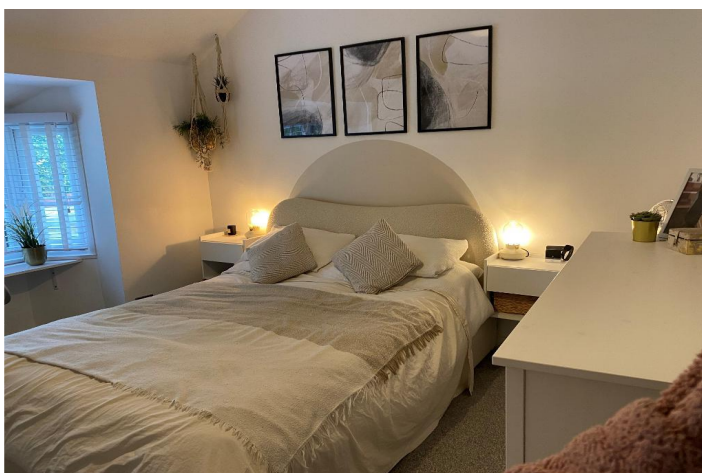


Bedroom Three - 8' 5" x 7' 10" (2.59m x 2.39m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Feature paneling.

Radiator.



Bathroom - Quality white 3 piece suite comprising of a D-shaped panel bath with rain water shower over & fixed shower screen, vanity wash hand basin with storage space beneath and built-in low flush W.C. all with contrasting tiled surround.

Double glazed opaque window.

Towel rail/radiator.

Extractor fan.

Coordinating tiled flooring.

Exterior

Rear Garden - Mainly laid to lawn with a raised well stocked sleeper bed housing a lovely display of plants, flowers and shrubs.

There are tiered patio/seating areas inset and a gardeners shed in conveniently accessed within the rear garden boundary.

External water supply.

External lighting.

External electrical safety sockets.

Front Garden - This has been laid for ease of maintenance and to create an off-road multi vehicle parking space of hard standing.

High level gates create a degree of privacy from the main road.



Council tax band: B

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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