



Beverley Road, Hesse, HU13 9AN
Offers Over £185,000

Philip
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Estate & Letting Agents

Beverley Road, Hessle, HU13 9AN

Key Features

- Superb Location In Hessle with Open Aspect to the Rear
- Good Sized Family Home with No Chain Involved
- Entrance Hall, Lounge and Dining Area
- Kitchen, Landing Three bedrooms.
- Bathroom with Four Piece Suite
- Parking to the Front, Good Sized Rear Garden
- Garage Via 10' Access
- EPC - D

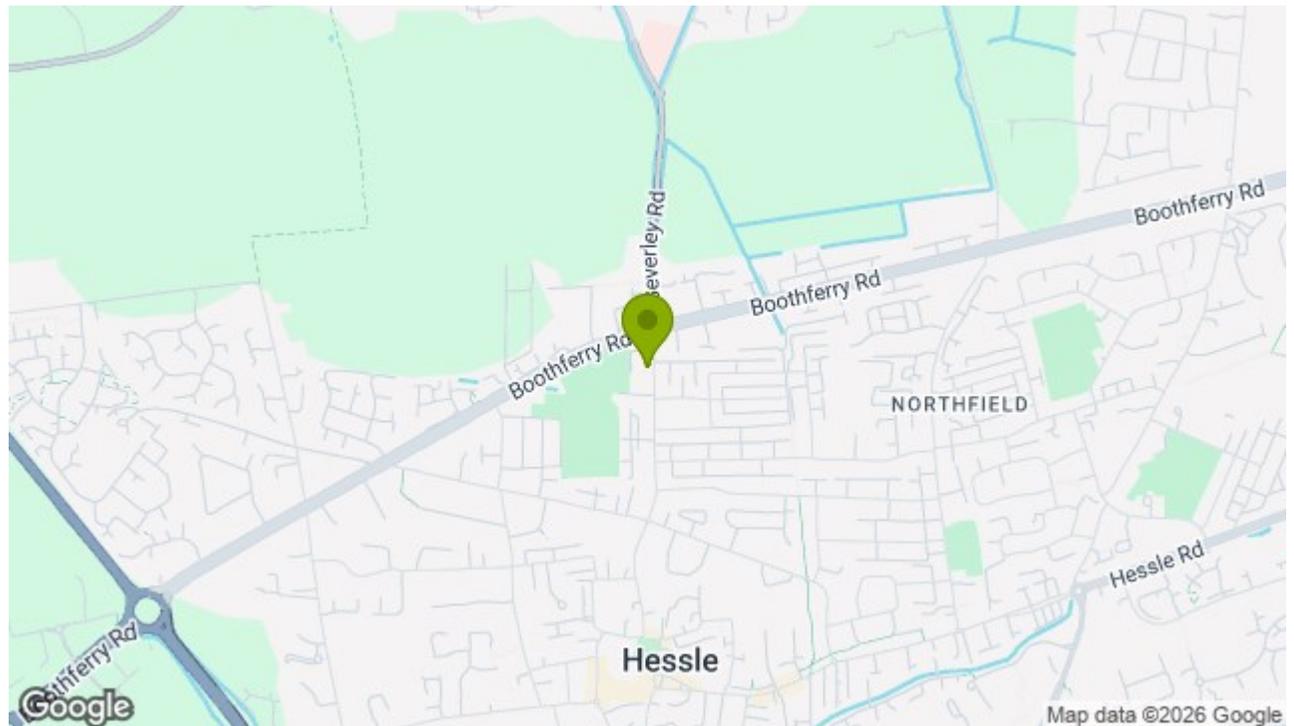
A superb three-bedroom family home situated on the highly popular Beverley Road in Hessle. The property enjoys open aspects to the rear and benefits from off-road parking.

The accommodation briefly comprises an entrance hall, lounge and dining areas, kitchen, first-floor landing, three well-proportioned bedrooms, and a generous family bathroom.

Externally, the property offers parking to the front, while to the rear there is a substantial garden with attractive open views.

Conveniently located within easy reach of the wide range of amenities Hessle Town has to offer, this excellent home is available with no chain involved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door, stairs to the first floor and understairs storage cupboard.

LOUNGE AREA

with double glazed bay window to the front elevation, feature fireplace and gas fire.

DINING AREA

with double glazed french doors

KITCHEN

with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, splash back tiling, double glazed window and door to the rear elevation

FIRST FLOOR

LANDING

BEDROOM 1

with double glazed bay window to the front elevation and built in wardrobes.

BEDROOM 2

with double glazed window to the rear elevation, built in wardrobes and drawer unit.

BEDROOM 3

with double glazed window to the front elevation.

BATHROOM

with a four piece suite, comprising panelled bath, shower in cubicle, wash hand basin, w.c., half tiled, access to roof void and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is parking for two cars and to the rear a good sized lawn garden with open aspect over King George the V playing fields, patio area, greenhouse and two outhouses with boiler. A garage is accessible via a rear 10'

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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

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 independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

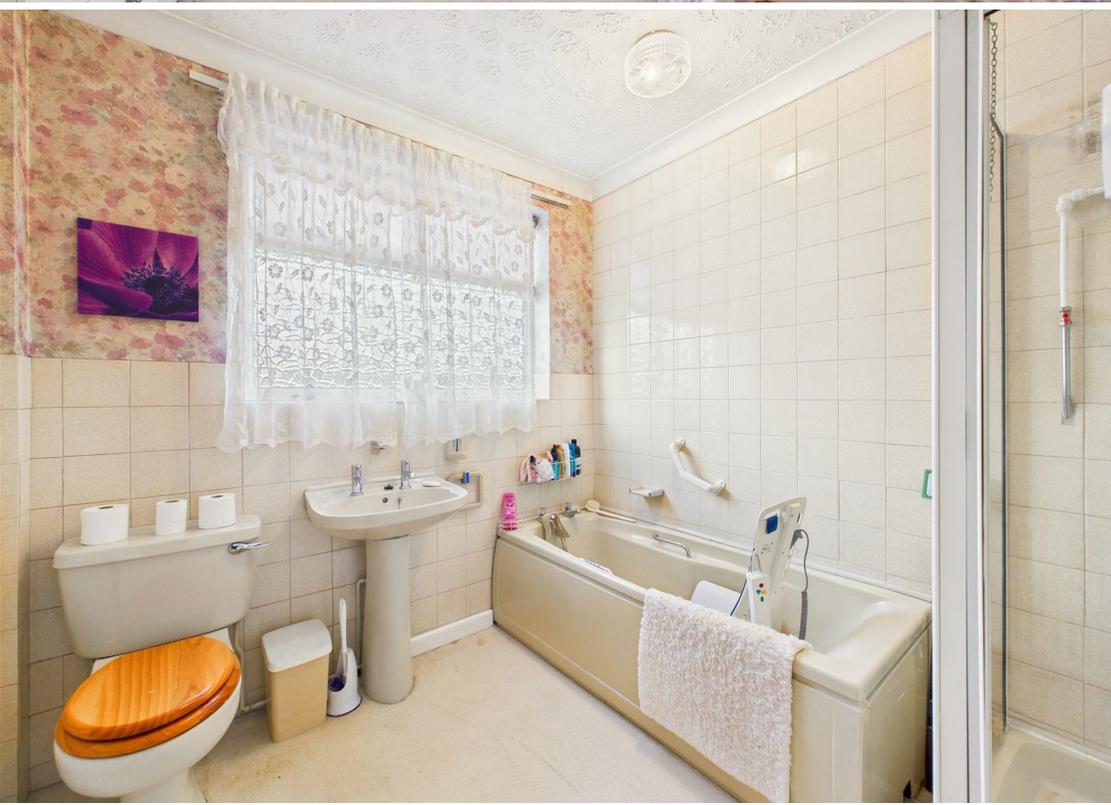
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

TENURE.

We understand that the property is Freehold.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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