

Whitakers

Estate Agents



18 Beilby Street, Hull, HU3 5BU

£140,000

Whitakers Estate Agents are delighted to present this stylish and well-maintained mid-terrace home, ideally positioned along the popular Hawthorn Avenue, conveniently connecting to both Anlaby Road and Hessle Road. Perfect for first-time buyers, downsizers or investors, the property offers contemporary living in a well-established residential setting.

The accommodation is thoughtfully arranged and finished in a modern style throughout. An inviting entrance hall leads to a convenient ground floor cloakroom, a well-appointed fitted kitchen with ample storage and workspace, and a bright dining room to the rear. French doors provide a seamless transition to the garden, allowing natural light to flood the space and creating an ideal setting for both everyday living and entertaining.

A fixed staircase rises to the first floor, where two generous double bedrooms offer comfortable and versatile accommodation. The shower room is attractively presented and fitted with a contemporary three-piece suite.

Outside, the front of the property features a low-maintenance paved garden providing valuable off-street parking for two vehicles. A secure side gate gives access to the enclosed rear garden, thoughtfully arranged with a lawn and a patio seating area — perfect for relaxing or hosting guests during warmer months.

The accommodation comprises

Front external



Externally to the front of the property, there is a paved garden which accommodates off-street parking for two vehicles.

Ground floor

Entrance hall

Composite double glazed entrance door, central heating radiator, and laminate flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen 11'7" x 7'4" (3.54 x 2.26)



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and hood above, fridge-freezer, washing machine, and dishwasher.

Lounge 10'6" x 14'6" maximum (3.22 x 4.44 maximum)



UPVC double glazed French doors, central heating radiator, under stairs storage cupboard, and laminate flooring.

First floor

Landing

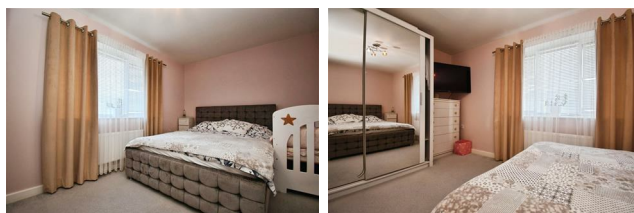
Central heating radiator, and carpeted flooring. Leading to :

Bedroom one 7'8" x 14'6" maximum (2.35 x 4.43 maximum)



With access to the loft hatch, UPVC double glazed window, central heating radiator, built-in storage cupboard, and laminate flooring.

Bedroom two 8'9" x 14'5" (2.69 x 4.41)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Shower room



Central heating radiator and partly tiled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external

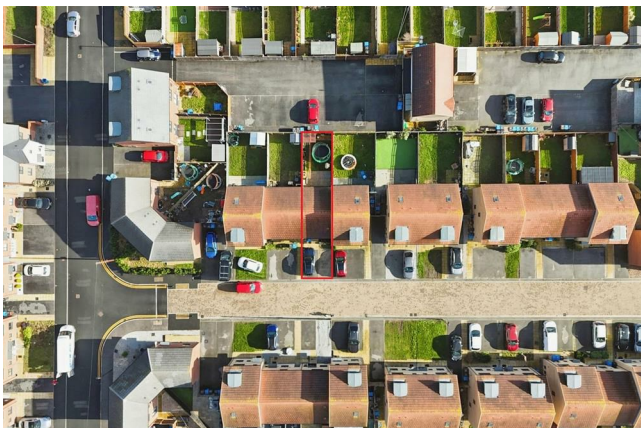


A side gate opens onto the enclosed rear garden which is partly laid to lawn, and complimented with a patio seating area.

Additional features

The residence also benefits from having a wooden storage shed, and an outside power socket.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040393001801

Council Tax band - A

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - 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 Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

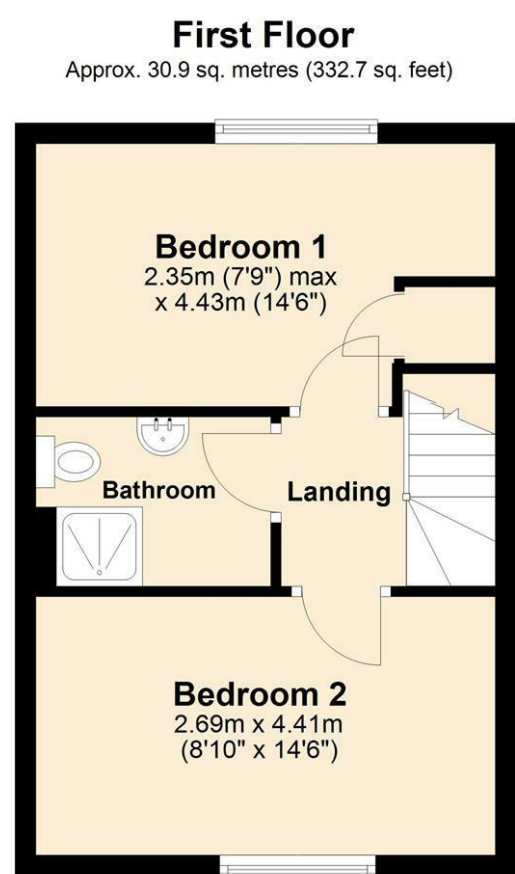
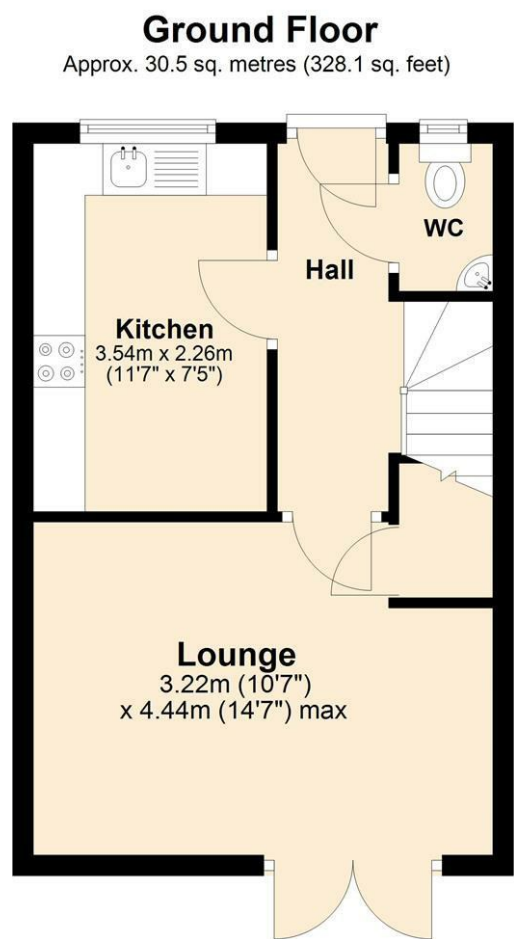
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

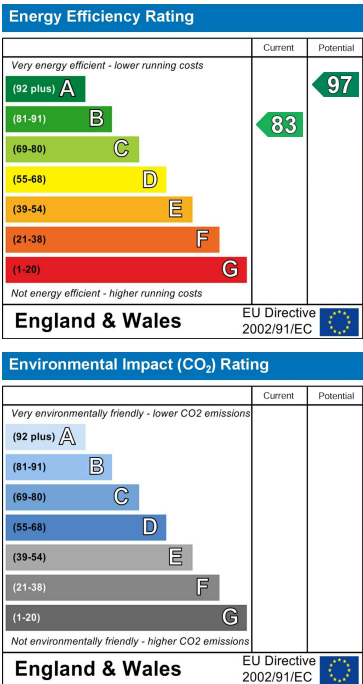


Total area: approx. 61.4 sq. metres (660.9 sq. feet)

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