



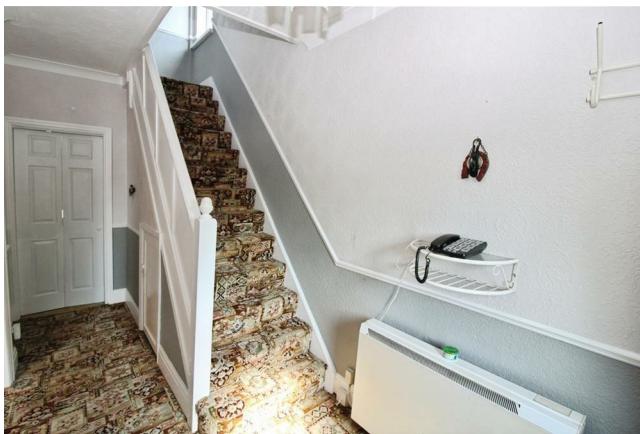
**Beverley Hills Wawne Road, Hull, HU7 4YN**

**Offers In The Region Of £154,950**

This traditional style semi detached house is an ideal opportunity for the growing family unit and is situated handily for local shopping, leisure and educational amenities.

The accommodation briefly comprises reception hall, lounge and dining room, fitted kitchen, three bedrooms of good proportion and a first floor bathroom and has double glazing. Boasting lovely spacious gardens to the front and rear with a private side driveway to a garage, appointments to view are encouraged.

## Entrance Hall



With staircase off and useful under stairs storage cupboard

## Lounge



Window to the front aspect and a feature Adam style fire surround with marble effect back and hearth incorporating an electric fire.

## Dining Room



Window to the rear aspect and a feature fire surround incorporating an electric fire.

## Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having an inset stainless steel sink unit. Windows to two aspect allowing plenty of natural light, partially tiled walls and there are spotlights to the ceiling.

## Conservatory



Timber clad walls and attractive laminate flooring. Access to the rear garden.

## First Floor Landing



Window to the side aspect and giving access to: Bedroom One



Window to the front aspect and fitted wardrobes with sliding doors.

## Bedroom Two



Window to the rear aspect, fitted wardrobe with sliding doors and a built in storage cupboard.

### Bedroom Three



Window to the front aspect.

### Bathroom



A coloured suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Partially tiled walls and there is an electric shower unit over the bath.

### Gardens



To the front of the property is an attractive garden which is laid to lawn with a variety of trees flowers and shrubs. To the rear is a garden of surprising proportion, again laid mainly to lawn with paved patio areas and there is an outside tap.

### Garage

The garage has an up and over vehicular door and a side personnel door and is accessible via a private driveway with decorative wrought iron gates and plenty of off street parking amenities.

### Council Tax

Hull City Council - band A

### Tenure

This property is Freehold

### 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 sales 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.

### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

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

Broadband - Basic 11 Mbps Ultrafast 1500 Mbps  
Coastal Erosion - No

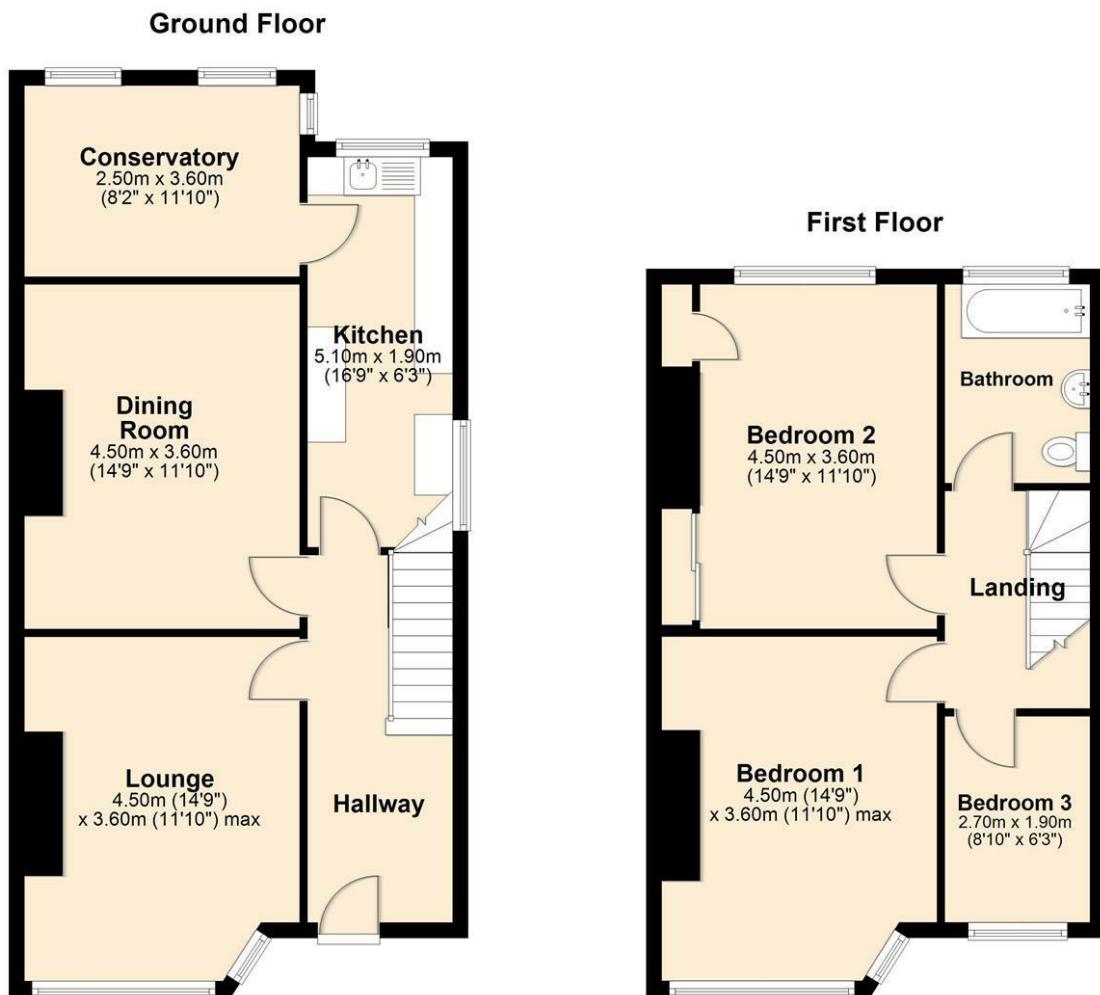
Coalfield or Mining Area -No

Planning -No

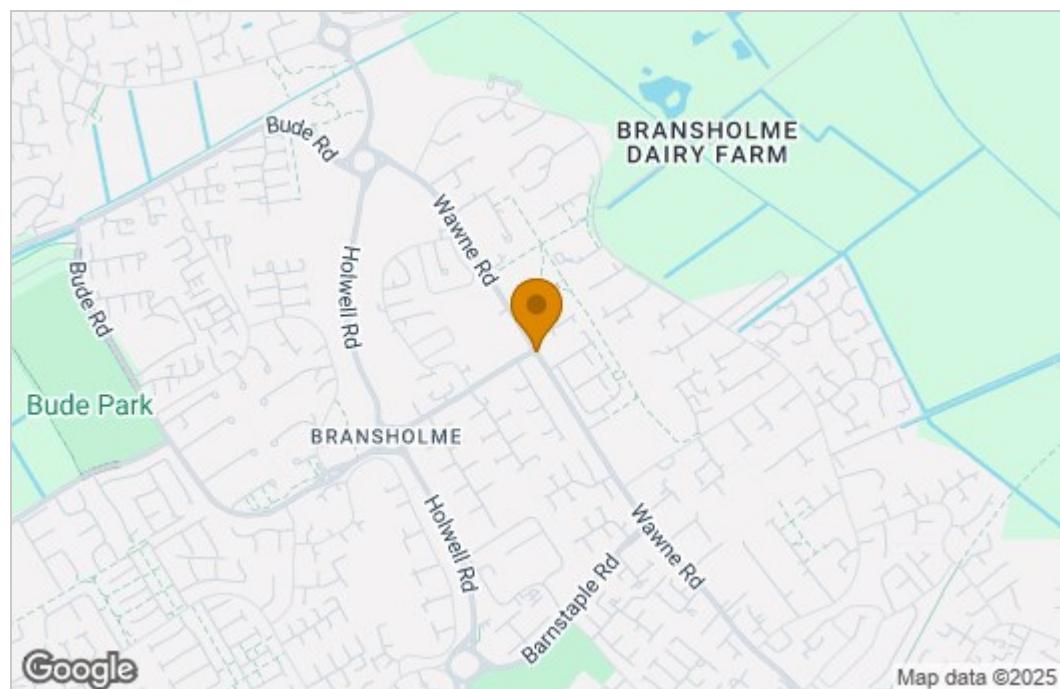
### Whitakers Estate Agent Declaration:

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.

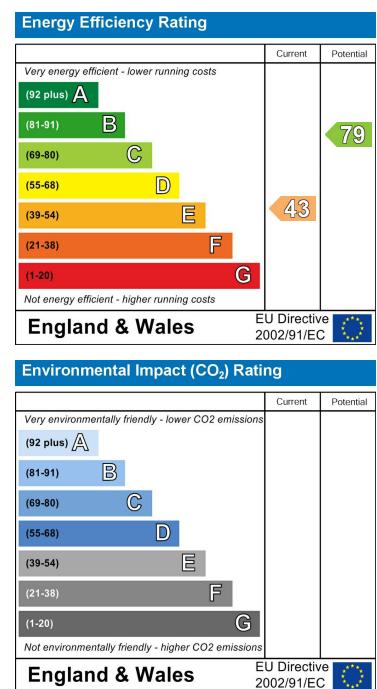
## Floor Plan



## 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.