Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
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739 Beverley Road, Hull HU6 7ES

£335,000

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- Detached family home
- Popular location
- No forward chain
- Large South facing garden
- A blank canvas
- Three bedrooms
- Three reception rooms
- So much on offer
- Viewing a must!
- EPC Rating: D

This immense detached family home was built c73 years ago by the current owner's family and is where he ran his GP practice, lived and brought up his family. Beautifully presented throughout, and offering so much scope for a family to add their own design flair within and potentially run a business from, this detached family house is presented to the market with no forward chain. With over 1300 square feet the accommodation enjoys entrance porch, entrance hallway, three reception rooms, kitchen, downstairs w.c., and to the first floor there are three bedrooms and a shower room. There is ample parking, two garages and a good size South facing rear garden. A real blank canvas, with a superb feel that a buyer will take much delight in appreciating. This is a really unique property to which a viewing is a must.

LOCATION

Located on Beverley Road, the property is ideally positioned for commuting into Hull city centre which is approximately 4 miles away, Cottingham, approximately 3 miles away and Beverley approximately 6.5 miles away.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

A uPVC door with glazed inserts leads into:

ENTRANCE PORCH

uPVC door leading into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and access to the understairs storage cupboard.

LOUNGE

20'6" decreasing to 17'1" x 12'2" (6.25m decreasing to 5.21m x 3.71m)
Two uPVC double glazed windows to the front elevation, Formerly used as a waiting room and GP surgery, a door leads into a small shower room.

LIVING ROOM

16' maximum x 11'11" (4.88m maximum x 3.63m)
uPVC double glazed window overlooking the rear garden, fitted wardrobes and fireplace. This room is currently being used as a ground floor bedroom.

SITTING ROOM

16' x 9'3" (4.88m x 2.82m)
uPVC double glazed window to the rear elevation and uPVC door with glazed insert leading out into the rear garden.

KITCHEN

15' x 7'10" (4.57m x 2.39m)
uPVC double glazed window to the rear elevation an extensive range of fitted oak fronted base and wall units with work surfaces and tile splashbacks, stainless steel eye level electric oven with stainless steel gas hob, space for fridge freezer, sink unit with drainer and tiled floor.

REAR LOBBY

Pedestal wash hand basin, door to garden and door into cloaks with low level w.c.

FIRST FLOOR

LANDING

BEDROOM 1

18'1" x 10'11" maximum (5.51m x 3.33m maximum)
uPVC double glazed windows to both the front and rear elevations. Fitted storage cupboard.

BEDROOM 2

10'6" x 9'10" maximum (3.20m x 3.00m maximum)
uPVC double glazed window to the front elevation and fitted storage cupboard

BEDROOM 3

9'10" x 7'10" (3.00m x 2.39m)
uPVC double glazed window to the rear elevation. Currently used a utility room, this room could easily be converted back to a bedroom.

SHOWER ROOM

uPVC double glazed window to the front elevation, modern three piece suite in white comprising pedestal wash hand basin, low level w.c. and independent shower cubicle, tiling to splashbacks and contrasting tiled floor.

OUTSIDE

To the front of the property there is an extensive block sett driveway providing ample off-street parking for several vehicles. An attached double garage has power and light laid on, and a rear personal door providing access to the rear garden.

Within the garden there is a further detached garage with power and light laid providing further storage facilities, and with a wooden store directly behind.

The large rear garden has a Southerly aspect and is predominantly laid to lawn with a patio, and is well-established with an array of shrubs and plants offering a great outdoor space and providing a good deal of privacy. .

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band E.

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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