



**QUICK & CLARKE**  
The Property Specialists

1 The Square, Willerby,  
East Riding of Yorkshire HU10 6AD  
Tel: 01482 651155 | Email: willerby@qandc.net  
www.quickclarke.co.uk



**20 Beverley Road, Hessle HU13 9BJ**  
**£185,000**

- Traditional semi-detached bungalow
- Ideally located for the village centre
- Two double bedrooms
- Modern shower room
- Modern fitted breakfast kitchen
- Lounge with feature fireplace
- Fitted sliderobes to bedroom 1
- Superb good sized garden to the rear
- Low maintenance garden to the front of the property
- EPC rating D. Council tax band C.

Located a stone's throw from the centre of Hessle and therefore ideal for those wishing to be centrally located yet offering a great plot, we are delighted to present to the market this well-presented semi-detached true bungalow. The property enjoys uPVC double glazing and gas central heating and in brief has entrance porch, entrance hallway, spacious breakfast kitchen with built-in appliances, lounge with feature fireplace, two double bedrooms, one of which has contemporary sliderobes, and a newly remodelled shower room. The garden is of good proportions and provides great outdoor space with a small enclosed low-maintenance garden with resin path. Viewing is a must to fully appreciate what a super property this truly is.

#### LOCATION

This property on Beverley Road lies within walking distance of Hessle centre which has an excellent range of local amenities and facilities, including a co-op supermarket, small retail units, eateries and leisure facilities, and also bus stops serving the surrounding area. Ideally positioned for commutability to the A63/M62, Hessle also has a large supermarket complex on the outer part of the village which has Sainsburys and Aldi.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

A uPVC door with glazed inserts leads into the entrance porch with door leading into:

##### ENTRANCE HALLWAY

Attractive wood laminate flooring.

#### LOUNGE

15'6 x 11'5 (4.72m x 3.48m)  
uPVC double glazed window to the front elevation with attractive shutters. Wood laminate flooring, granite fireplace with living flame gas fire.

#### KITCHEN

13' max x 10'11 max (3.96m max x 3.33m max)  
(13' decreasing to 8'4 x 10'11 decreasing to 8'8) uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leads out to the side of the property into the garden. An extensive range of ivory fitted base and wall units with wood effect worksurfaces and tiled splashbacks. Stainless steel gas hob with stainless steel single electric oven, concealed extractor, space and plumbing for washing machine, 1 1/4 bowl sink unit with drainer and mixer tap, space for fridge freezer and tiled floor.

#### BEDROOM 1

11'7 x 8'9 to sliderobes (3.53m x 2.67m to sliderobes)  
uPVC double glazed window to the front elevation with attractive shutters, full wall of contemporary sliderobes providing hanging and storage facilities.

#### BEDROOM 2

12' x 11'5 decreasing to 9'6 (3.66m x 3.48m decreasing to 2.90m)  
uPVC double glazed window to the rear elevation with attractive shutters., attractive wood laminate flooring and TV aerial point.

#### SHOWER ROOM

8'4 x 5'5 (2.54m x 1.65m)  
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys walk-in independent shower cubicle with thermostat shower, wash basin set in vanity unit and low level WC. To the shower area is attractive aquaboarding and to the remaining walls is modern feature tiling with attractive decor border tiling.

#### EXTERNAL

To the front of the property there is an ornamental brick wall which conceals access to the front garden which enjoys being gravelled with planted areas with a small garden area and all beautifully complemented with a resin path.

The rear garden is of very good proportions and is predominantly laid to lawn with an array of established shrubbery and plants, garden shed with power and light and patio area. The property also has an outdoor power point directly attached to the rear of the property.

#### 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).

#### VIEWING

Contact the agent's Willerby office on 01482 651155 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 Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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 specifications shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metrage C3224