Whitakers
Estate Agents









23 Beaconsfield Street, Hull, HU5 2PZ

£135,000

Introducing this traditional mid-terrace style property, conveniently located off Queens Road that quickly connects onto Beverley Road, and its range of local amenities, transport links, and easy access to the Hull city centre.

The front approach features an enclosed garden that is laid to lawn with faux grass, and has a path leading to the entrance door.

Upon entering, the resident is greeted by a welcoming hallway that follows to an open plan lounge / dining room, and fitted kitchen.

A fixed staircase rises to the first floor landing, and to two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the dining area open onto an enclosed patio. A gate in the boundary fencing opens onto the pedestrian ten-foot.

The residence also benefits from having a garage.

The accommodation comprises

Front external



The front approach features an enclosed garden that is laid to lawn with faux grass, and has a path leading to the entrance door.

Ground floor

Hall

UPVC double glazed door and side window, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Open plan lounge / dining room

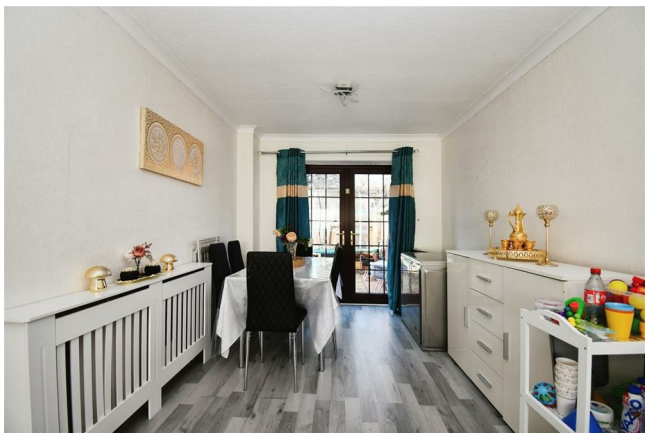


Lounge 12'9" x 11'5" (3.90 x 3.48)



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

Dining room 9'10" x 8'10" (3.00 x 2.71)



UPVC double glazed French doors, central heating radiator, and laminate flooring.

Kitchen 9'3" x 8'4" (2.84 x 2.55)



UPVC double glazed door and window, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 12'4" x 10'5" (3.78 x 3.18)



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

Bedroom two 9'10" x 10'10" (3.00 x 3.32)





UPVC double glazed window, central heating radiator, and fitted wardrobes.

Bedroom three 8'3" x 6'11" (2.54 x 2.11)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, vanity sink with mixer tap, and low flush W.C.

Rear external



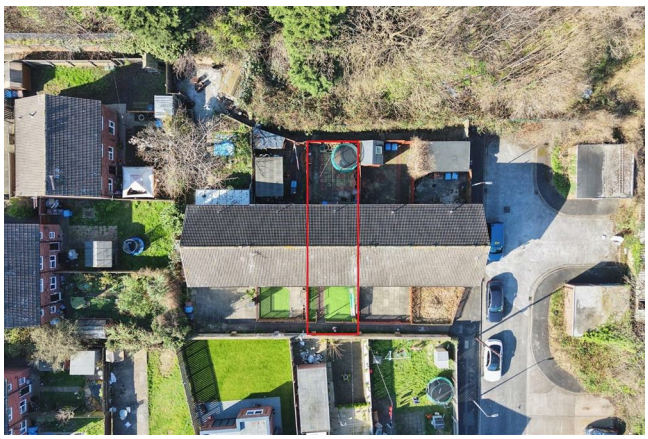
French doors in the dining area open onto an enclosed patio. A gate in the boundary fencing opens onto the pedestrian ten-foot.

Garage



The residence also benefits from having a garage.

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 - 00080180002308
Council Tax band - A

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 20 Mbps / 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.

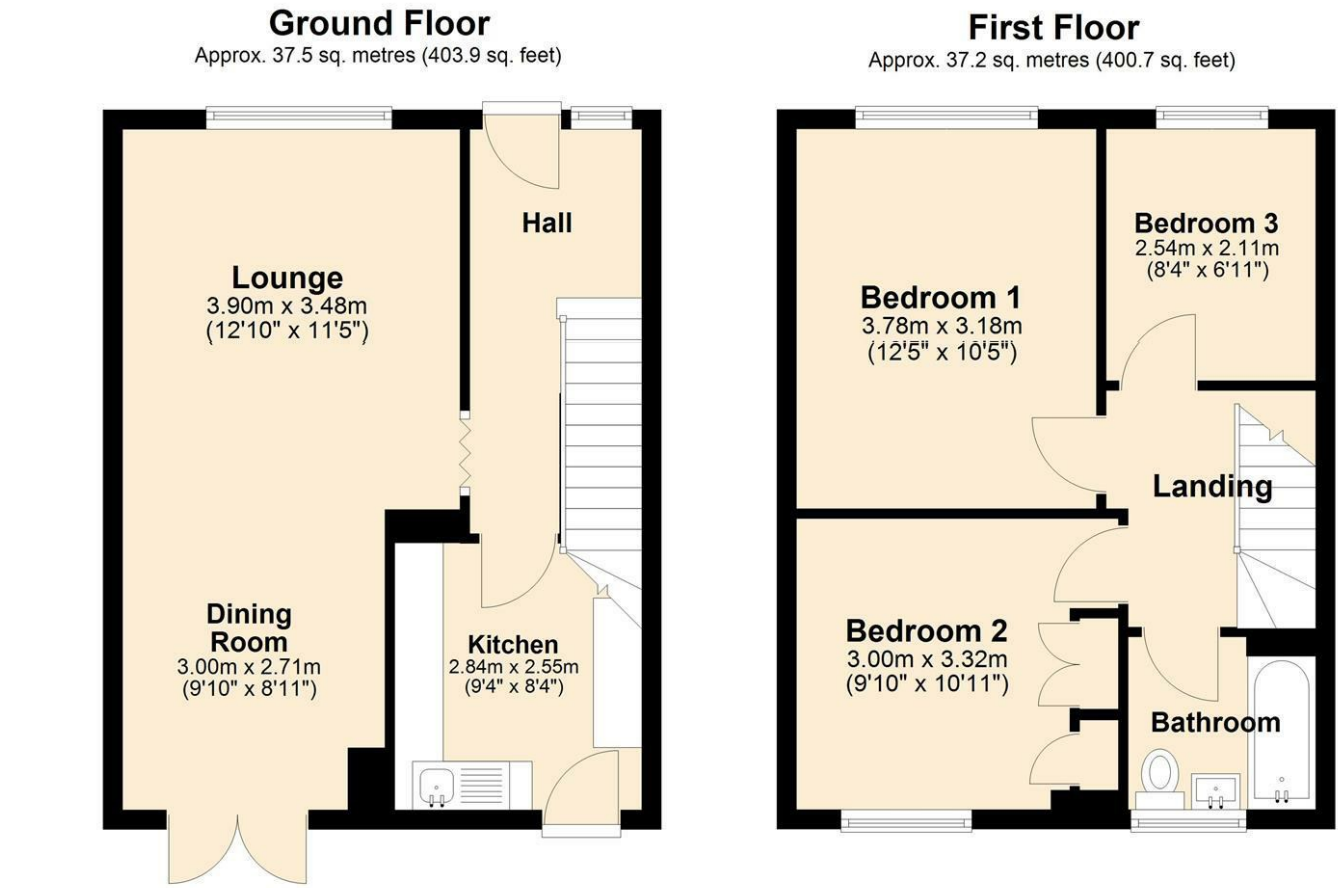
Free Market Appraisals / Valuations

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

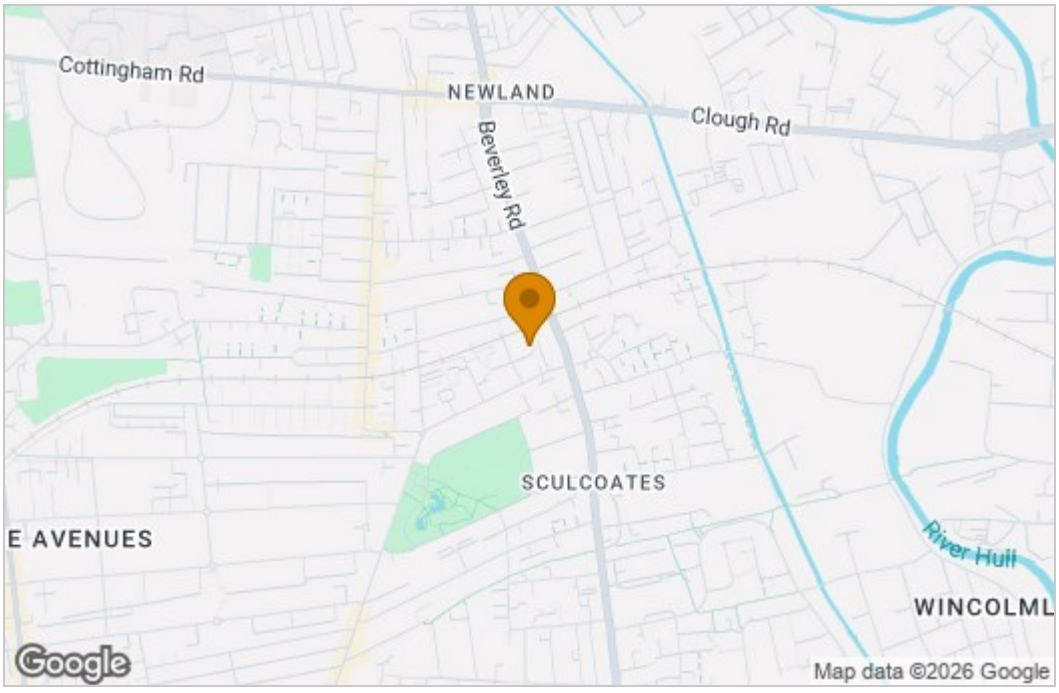
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

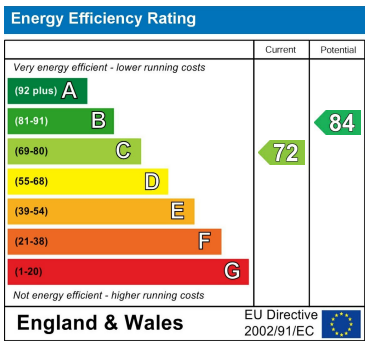


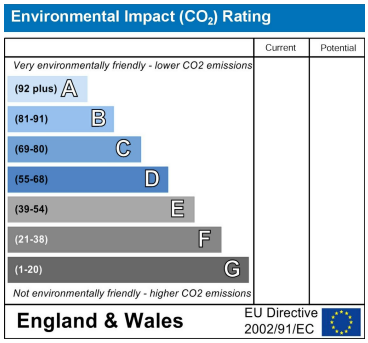
Total area: approx. 74.7 sq. metres (804.5 sq. feet)

Area Map



Energy Efficiency Graph





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