



Tanlea Beverley Road, Hull, HU11 4TT

£162,500



**** INVESTMENT/RENOVATION OPPORTUNITY!! ****

This three bedroom semi-detached dormer bungalow sits in the popular village of Withernwick and offers a fantastic opportunity to create a really lovely home. In need of renovation, it's ideal for buyers looking to put their own stamp on a property and add value along the way.

Outside, there's a front garden, a driveway to the side leading to a detached garage, and a south-facing rear garden that enjoys plenty of sunshine — perfect for relaxing, gardening or entertaining.

Set in a well-regarded village location with a friendly community feel, the property combines rural charm with good access to nearby towns. A great option for homeowners or investors looking for a rewarding project in a desirable area.

EPC - E
Council Tax - B
Tenure - Freehold

Front Garden

Mainly laid to lawn, driveway, planted borders, walled and fenced boundaries.

Entrance Hall

Entrance door, under stairs cupboard, carpeted.

Lounge

13'3" x 12'11" (4.04 x 3.95)

Window to front of property, fireplace with electric fire, coving to ceiling, radiator, carpeted.





Breakfast Kitchen

11'5" x 10'0" (3.48 x 3.05)

Window and door to rear garden, fitted wall and base units, work surfaces, ceramic bowl sink and single drainer, built in electric hob and oven, part tiled walls, extractor fan, radiator, Vinyl flooring.

First Floor Landing

Window to side of property, loft access.

Master Bedroom

11'3" x 10'6" (3.45 x 3.21)

Window to front of property, radiator, carpet.

Bedroom 2

12'6" x 8'7" (3.83 x 2.64)

Window to rear of property, radiator, carpeted.

Bedroom 3

9'4" x 7'1" (2.85 x 2.18)

Window to rear of property, radiator, carpeted.

Shower Room

8'3" x 5'5" (2.53 x 1.67)

Window to rear of property, W.C, pedestal hand wash basin, step in shower, part tiled walls, extractor fan, radiator, Vinyl flooring.

Rear Garden

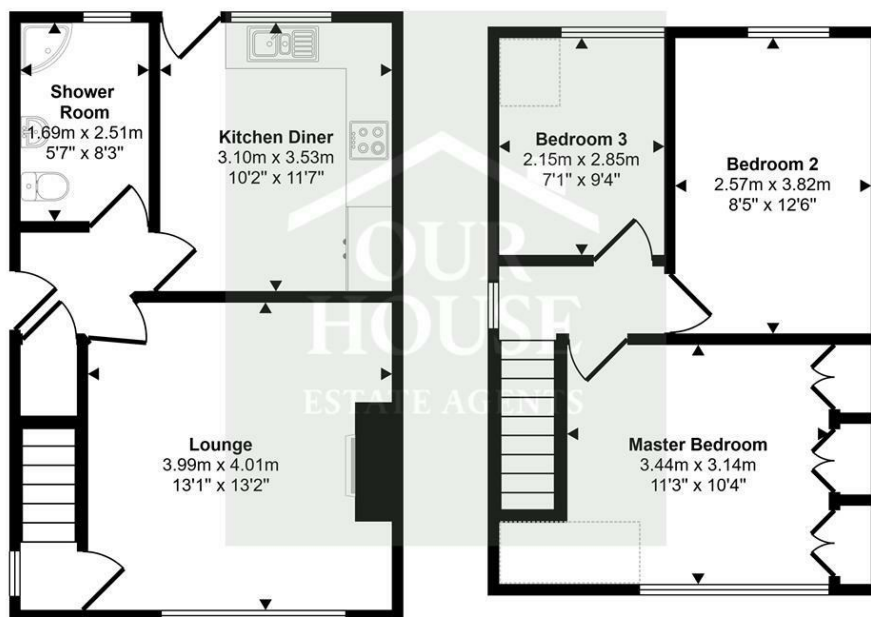
Mainly laid to lawn, paved patio area, fenced boundaries, planted borders, garden shed.

Garage

Detached, up and over door, power and light points.



Approx Gross Internal Area
73 sq m / 782 sq ft

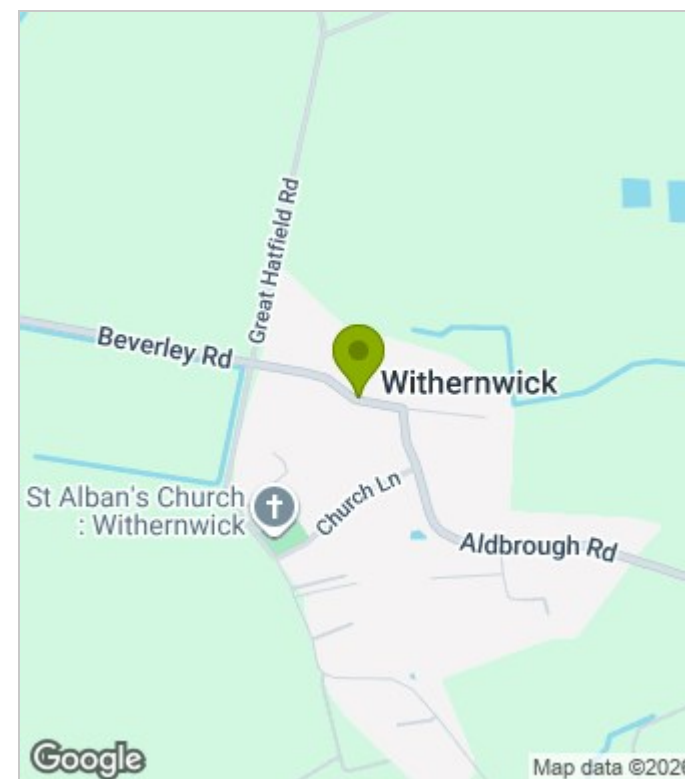


Ground Floor
Approx 38 sq m / 405 sq ft

First Floor
Approx 35 sq m / 377 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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.

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