



Beverley Road, Kirkella, HU10

**Guide Price** £154,950

Council Tax Band B



## Quaint Cottage in Superb Location!

A quaint cottage, believed to be one of the former railway houses in bygone years, handily placed near Willerby Square with an abundance of amenities right on the doorstep and the Willerby Retail Park only a short distance away.

It's an extended 2 up, 2 down, attractive because all the rooms are of a similar size but ingeniously the staircase has been reconfigured to allow for more space. Both bedrooms are doubles and there's ample storage. The extension is to the rear and houses the fitted kitchen and refitted shower room. Gas central heating and double glazing are throughout.

To the rear there's a small garden area, great for summer evenings. Parking is outside on the street or in the adjacent public car park, which is currently free.

There's no chain either, so purchasers will have no lengthy wait to move in.

COUNCIL TAX BAND B.

- No Chain. Vacant Possession.
- Two Reception Rooms
- Gas Central Heating and Double Glazing
- Extended Fully Fitted Kitchen
- Small Garden to the Rear
- Shops and Amenities Nearby

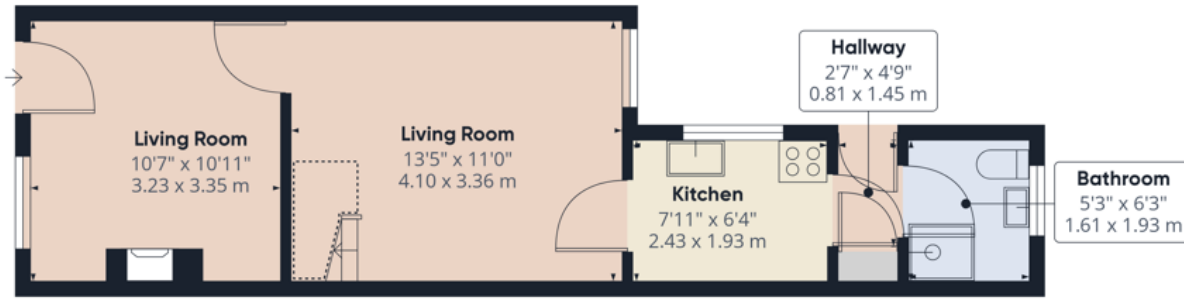
## Rooms

## Directions

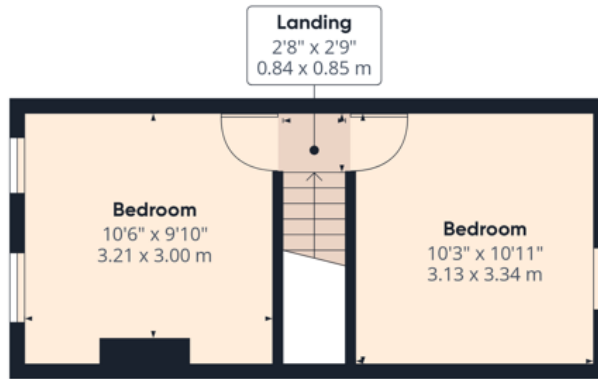
## Agents Note







Ground Floor



Floor 1

**Approximate total area<sup>2</sup>**  
608.6 ft<sup>2</sup>  
56.54 m<sup>2</sup>

**Reduced headroom**  
13.41 ft<sup>2</sup>  
1.25 m<sup>2</sup>

Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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