



Beacon Close, Hessle, HU13

£139,950



 2  1  1  D Band: A

- Semi-Detached House
- Well Presented
- Two Double Bedrooms
- Fully Boarded Loft Space with Fixed Staircase
- Attractive Modern Bathroom
- PVCu Double Glazing & Gas Central Heating
- Spacious Private Driveway & Enclosed Garden
- Great Hessle Location!





This well presented semi-detached house is conveniently situated off Buttfield Road, within easy reach of Hessle Square. The ground floor comprises an entrance hall, through lounge/diner, and kitchen, whilst the first floor comprises a landing, two double bedrooms, and an attractive modern bathroom. A fixed staircase from the main bedroom leads up to a fully boarded loft space with a large Velux window. The house is fitted with PVCu double glazing and gas central heating. To the front of the property is a spacious private drive, whilst to the rear is a large, fully enclosed garden with brick outbuildings providing useful storage space. This really is a wonderful property in a lovely Hessle location, so check out the video tour and then contact Hudson Property to book your viewing!

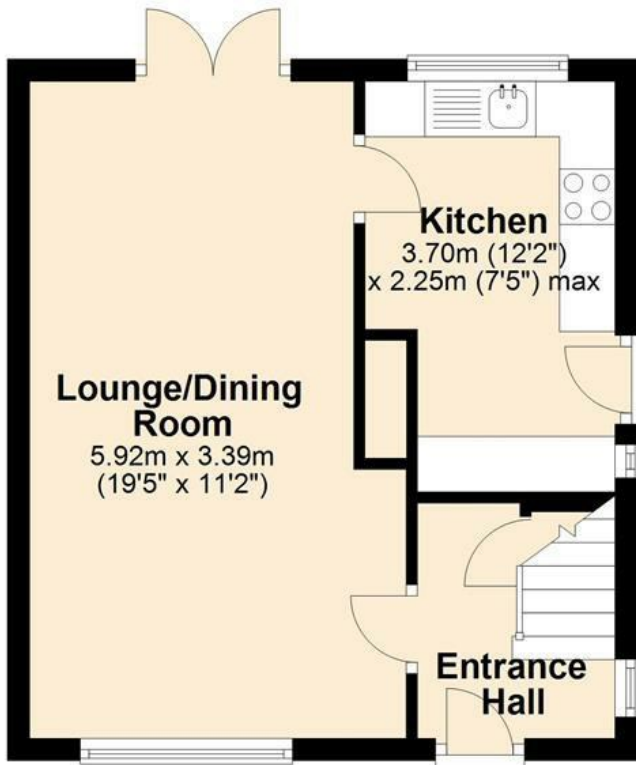


FIXTURES & FITTINGS: All carpets, curtains, blinds and light fittings are included in the sale. **TENURE:** The tenure of this property is Freehold. **OTHER INFORMATION:** We believe the house to be of cavity wall construction, to be connected to mains gas, electricity, water, and drainage, and to be connected to KCOM for the purposes of both landline telephone and Internet broadband. **FULLY BOARDED LOFT SPACE:** A fitted staircase has been installed off the landing providing access to the roof void, which has been converted and is currently being used as a bedroom. Please note that the conversion work was not supervised or certified by Building Control as being Building Regulation compliant. This means we cannot call it a 'room' as we cannot assume it is safe for anything more than light storage.

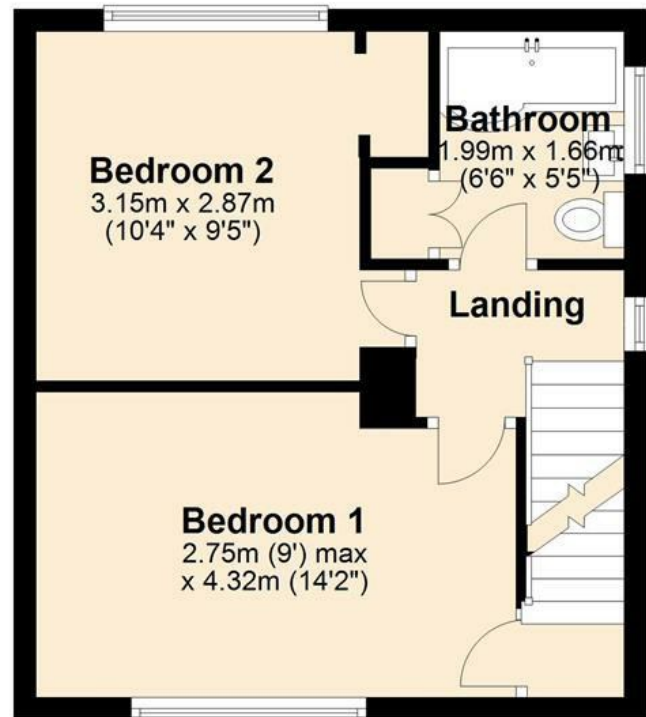




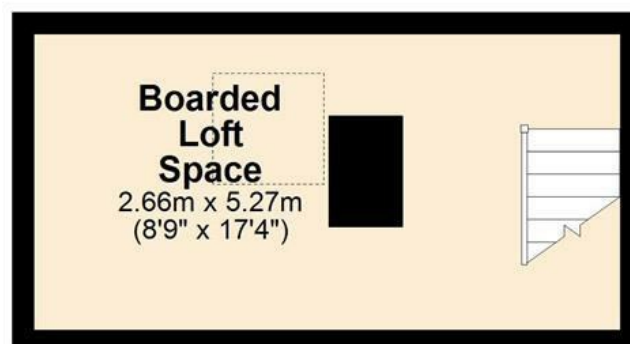
Ground Floor



First Floor



Second Floor



MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs and images are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited.