



Beverley Road, Anlaby, HU10 7BG
Offers Over £325,000

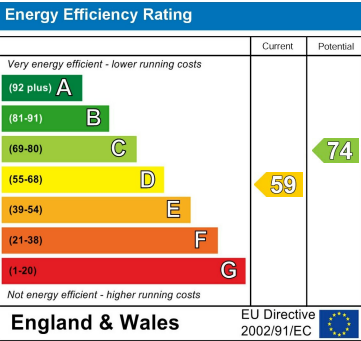

**Philip
Bannister**
Estate & Letting Agents

Beverley Road, Anlaby, HU10 7BG

This traditional three-bedroom semi-detached property is situated in a desirable location, set back from the main road to offer a sense of privacy. Boasting generous and flexible living space, it presents an excellent opportunity for buyers seeking a home they can personalise and improve to their own taste. With well-proportioned rooms and a practical layout, the property has great potential to be transformed into a modern family residence. Offered to the market with no onward chain, this appealing home is ideal for those looking to move quickly and make the most of a promising purchase in a sought-after area.

Key Features

- No Onward Chain
- Prime Location
- Superb Family Home
- 3 Reception Rooms
- Breakfast Kitchen
- Fabulous Rear Garden
- Ample Off-Street Parking
- EPC =





ANLABY

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and WC off.

WC

With low flush WC, wash hand basin and a window to the side elevation.

LIVING ROOM

A generous living room with a bay window to the front elevation and a feature fireplace housing a gas fire

DINING / SITTING ROOM

A versatile reception space ideal for either a Dining or further Sitting

GARDEN ROOM

A further reception space with a fantastic aspect over the rear garden accessed via sliding patio doors, with quarry tiled flooring, fitted bar and sky lantern.

BREAKFAST KITCHEN

This spacious breakfast kitchen offers ample room for family dining, combining style and practicality in

equal measure. Fitted with a range of classic Shaker-style wall and base units, it features laminated work surfaces and a tiled splashback for a clean, timeless finish. Integrated appliances include a gas hob, electric double oven, extractor hood, automatic dishwasher, washing machine and a fridge/freezer. The kitchen benefits from tiled flooring and excellent natural light, thanks to windows to the side and rear elevations, along with a charming bay window that enhances the sense of space.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with a variety of fitted furniture and bay window to the front elevation.

BEDROOM 2

A further double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

A generous single bedroom with oriel bay window to the front elevation and a fitted wardrobe.

BATHROOM

With a panelled bath and a vanity unit housing a wash hand basin. Further benefitting from tiled flooring, partially tiled walls, a radiator and a window to the rear elevation.

WC

With low flush WC and a window to the side elevation.

LOFT AREA;

LOFT ROOM

With fixed staircase, eaves storage and a Velux window to the rear elevation.

EXTERNAL;

FRONT

REAR

The rear garden offers an attractive and functional outdoor space, featuring a raised paved patio ideal for alfresco dining or entertaining. A well-maintained shaped lawn adds visual appeal, while timber fencing provides privacy and a smart, secure boundary, perfect for enjoying outdoor living.

GARAGE

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

TENURE

We understand that the property is Freehold.

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and



relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

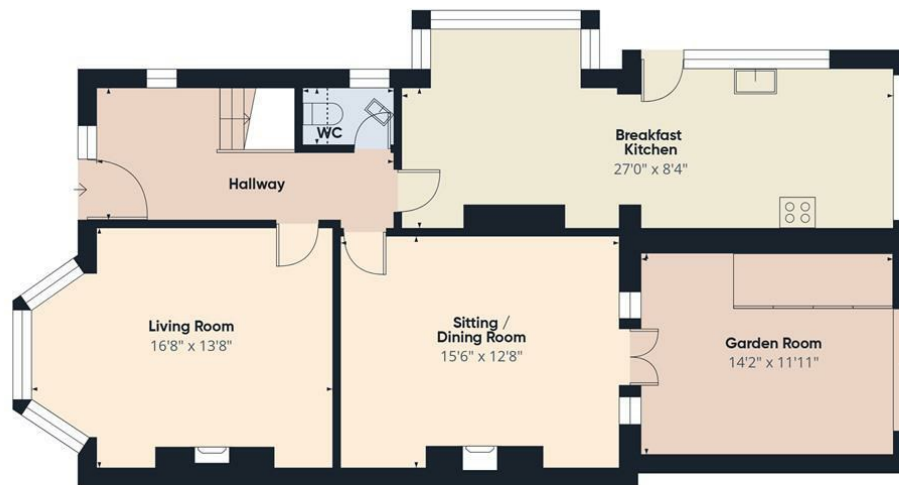
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and

other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages

£200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Ground Floor



First Floor



Floor 2

Bannister

Approximate total area⁽¹⁾

1633 ft²

Reduced headroom

48 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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