



Beverley Road, Kirk Ella, HU10 7AQ

Offers Over £380,000



Platinum Collection

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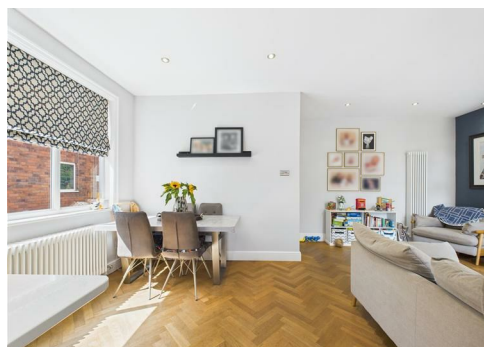
This traditional semi-detached home is presented to a high standard throughout, blending modern finishes with classic character to create an inviting and stylish setting. The property boasts generous living space and four well-proportioned bedrooms, complemented by contemporary kitchens and bathrooms that enhance everyday comfort. Outside, the landscaped rear garden offers an attractive and low-maintenance retreat, while off-street parking and a garage provide excellent practicality. Altogether, it makes for the perfect family home.



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Key Features

- Fabulous Family Home
- Superbly Presented Throughout
- Highly Desirable Location
- 4 Bedrooms
- Superb Dining Kitchen
- Landscaped Rear Garden
- Off-Street Parking & Garage
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England & Wales	EU Directive 2002/91/EC	

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 parquet flooring

WC

With low flush WC, vanity wash hand basin and parquet flooring.

LIVING ROOM

A very generous living room with feature fireplace housing a cast iron gas fire, alcove fitted storage units and a bay window to the front elevation.

LIVING DINING KITCHEN

The living, dining, and kitchen area forms a fabulous open-plan space with ample room for relaxing and entertaining. The room is enhanced by elegant parquet flooring and enjoys abundant natural light from windows to the side and rear elevations, complemented by a stylish bi-folding door that opens seamlessly to the outdoors. The kitchen features attractive blue shaker-style wall and base units, finished with sleek quartz work surfaces and matching upstands. Integrated appliances include a range cooker with extractor, Belfast sink, fridge-freezer, washing machine and dishwasher.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with bay window to the front elevation.

BEDROOM 2

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

BEDROOM 3

A bedroom of double proportions with fitted storage cupboard and a bay window to the rear elevation.

BEDROOM 4

A generous single bedroom with oriel bay window to the front elevation.

BATHROOM

Superb family bathroom with a four piece suite comprising of a walk-in shower, a double-ended curved bath, a low flush WC and a vanity wash hand basin. Further benefitting from recessed spotlights, two windows to the side elevations, tiled flooring, partially tiled walls and a heated towel rail.

EXTERNAL;

FRONT

Immaculately maintained front lawn with block paved footpath and a side drive providing ample off-street parking.

REAR

Superbly landscaped rear garden with shaped lawn, porcelain tiled patio area, a generously sized play area laid with bark chippings, herbaceous and fenced borders and access to the outbuilding and Garage.

GARAGE

With light and power supply, side door and up and over door.

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.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

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.

TENURE

We understand that the property is Freehold.



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

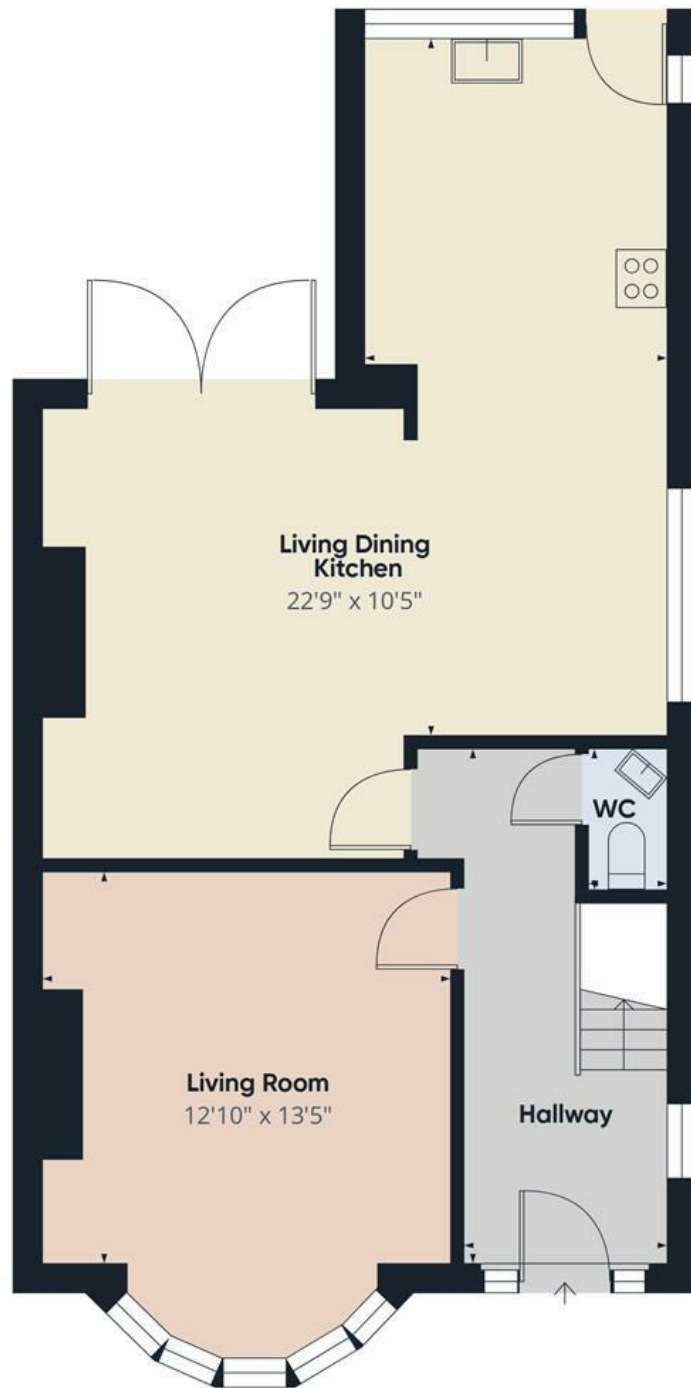
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all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

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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

Approximate total area⁽¹⁾
1376 ft²

(1) Excluding balconies and terraces

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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