



The Poplars, 254 Beverley Road, Anlaby, HU10 7BD

THE POPLARS, A UNIQUE EDWARDIAN HOME, SET ON A LARGE WEST-FACING PLOT



With around 3,700 sq. ft. of space it comes with four bedrooms, four reception rooms and a private leisure area including a heated indoor pool and sauna. There's plenty of parking and a double garage.

The home is in good shape, but some modernising would bring out its full potential. This is a rare opportunity in a great location.

This is a property that doesn't come up often.

The Poplars sits back from Beverley Road, away from the main traffic, giving it a quiet feel while still being close to everything.

The plot is generous — about 0.43 of an acre — and the west-facing garden means you'll get the best of the afternoon and evening sun.

The first thing you'll notice on arrival is the space for cars. There's a wide driveway, parking for several vehicles, and a proper double garage.

Step inside and there's room to spread out. Four reception rooms give you flexibility — whether that's a home office, a playroom, or just a spot to sit quietly with a book.





The kitchen and bathrooms are tidy and functional, though they'd benefit from a fresh touch. It's been well looked after over the years, and you can move straight in.

Upstairs, there are four bedrooms, and they're all a good size — no awkward box rooms here. There's also a family bathroom and further en-suite facilities.

What really sets this home apart, though, is the indoor pool. This is a full setup — heated, with its own changing area, sauna, and space to relax.

Whether it's for exercise, entertaining, or just enjoying with the family, it's a great addition you rarely find in homes of this type.



The property has character. High ceilings, original details, and proper Edwardian proportions give it a lot of charm. But it also has scope.

With some general cosmetic updates, it could easily be brought up to modern tastes without needing major work.

The price reflects this. It's a smart buy for anyone looking for space, something a bit different, and a location that's always in demand. A real one-off that's worth seeing in person.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

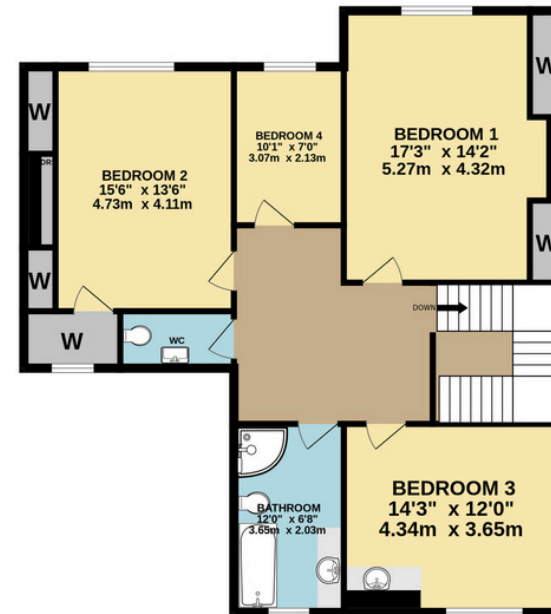
Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





BEVERLEY ROAD, ANLABY, HU10 7BD

TOTAL FLOOR AREA : 3884 sq.ft. (360.8 sq.m.) approx.

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

