

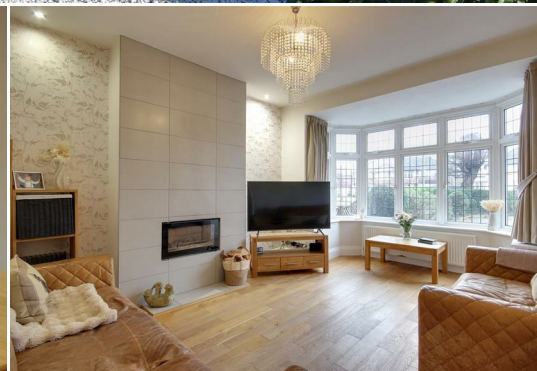
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Limb
MOVING HOME



189 Beverley Road, Kirk Ella, East Yorkshire, HU10 7AG

- 📍 Superb Semi Detached
- 📍 4 Bedrooms
- 📍 Breakfast Kitchen
- 📍 Council Tax Band - E
- 📍 2 Large Recep Rooms
- 📍 Attractive Garden
- 📍 Sought After Location
- 📍 Freehold/EPC = D

£430,000

INTRODUCTION

This fine bay fronted semi detached house makes a great family home with its abundance of space, large garden and close proximity to shops, schools and amenities. The property occupies a much sought after position with attractive gardens adjoining the corner of the local playing fields and therefore not being overlooked. Full of character with many period features, this lovely property has an array of modern fittings making this a comfortable and desirable place to call home. The accommodation has been extended and remodelled over the years and is depicted on the attached floorplan. Features include an impressive hallway, large lounge with contemporary fireplace and a fabulous extended sitting/dining room both with log burners. The breakfast kitchen has a sleek fitted kitchen with integrated appliances and there is a downstairs W.C.. Upon the first floor are four bedrooms, three with fitted furniture and a stylish modern bathroom. Outside, excellent parking is available to the front and a side drive leads through a car port to a garage. Directly to the rear of the house extends a large paved terrace, ideal for relaxing or entertaining. The lawned garden is bounded by attractive shrubs and borders which provide seclusion.

LOCATION

The property is located on a particularly attractive street scene which is highly desirable and could not be more convenient. The surrounding area includes an excellent range of amenities with nearby shops and shopping parks including a range of supermarkets. Haltemprice community and sports centre is easily accessible and the property lies within well reputed school catchment areas. Good road connections leads to the city centre to the east and to the westerly direction through the village network to the A63/M62 motorway. The historic market town of Beverley lies approximately 15 minutes driving time away to the north.

ACCOMMODATION

ENTRANCE PORCH

With attractive entrance door with inset stained glass, opens to:

ENTRANCE HALL

An impressive entrance hall with cupboards to either side of the door, window to side, oak strip flooring and staircase leading up to the first floor.



LOUNGE

12'8" x 16'6" approx (3.86m x 5.03m approx)

Into bay window to front elevation. A tiled chimney breast houses an inset log burner.



SITTING/DINING ROOM

19'6" x 11'8" approx (5.94m x 3.56m approx)

With feature fire surround having a timber lintel housing a log burner, wall mounted TV point, oak flooring. Double doors open out to the rear garden. There are two Velux roof lights to the extension.



BREAKFAST KITCHEN

23'0" x 9'7" approx (7.01m x 2.92m approx)

A super room with bay window to side and kitchen having an extensive range of sleek handleless units with quartz work surfaces. There is an integrated double oven, four ring hob with extractor hood above, microwave, dishwasher and fridge freezer. Oak flooring, recessed spot lights to ceiling, double doors opening out to the rear garden.



W.C.

With low level W.C. and integrated wash hand basin.

FIRST FLOOR

LANDING

Window to side elevation. With loft access hatch and pull down loft ladder.



BEDROOM 1

10'8" x 17'0" approx (3.25m x 5.18m approx)
Into deep bay window to front elevation. Fitted wardrobing with sliding doors runs to two walls.



BEDROOM 2

13'5" x 12'0" approx (4.09m x 3.66m approx)
With fitted wardrobes to side of chimney breast having sliding fronts. Window to rear elevation.



BEDROOM 3

11'6" x 9'10" approx (3.51m x 3.00m approx)
Fitted wardrobe with sliding fronts. Window to rear elevation.



BEDROOM 4

8'5" x 8'0" approx (2.57m x 2.44m approx)
With attractive corner window.



BATHROOM

With stylish modern suite comprising low level W.C., wash hand basin in cabinet, panelled bath with shower over and screen, tiling to the walls and floor, heated towel rail.



OUTSIDE

Outside, excellent parking is available to the front and a side drive leads through a car port to a garage. Directly to the rear of the house extends a large paved terrace, ideal for relaxing or entertaining upon. The lawned garden is bounded by attractive shrubs and borders which provide seclusion.



REAR VIEW



VIEW TO REAR



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

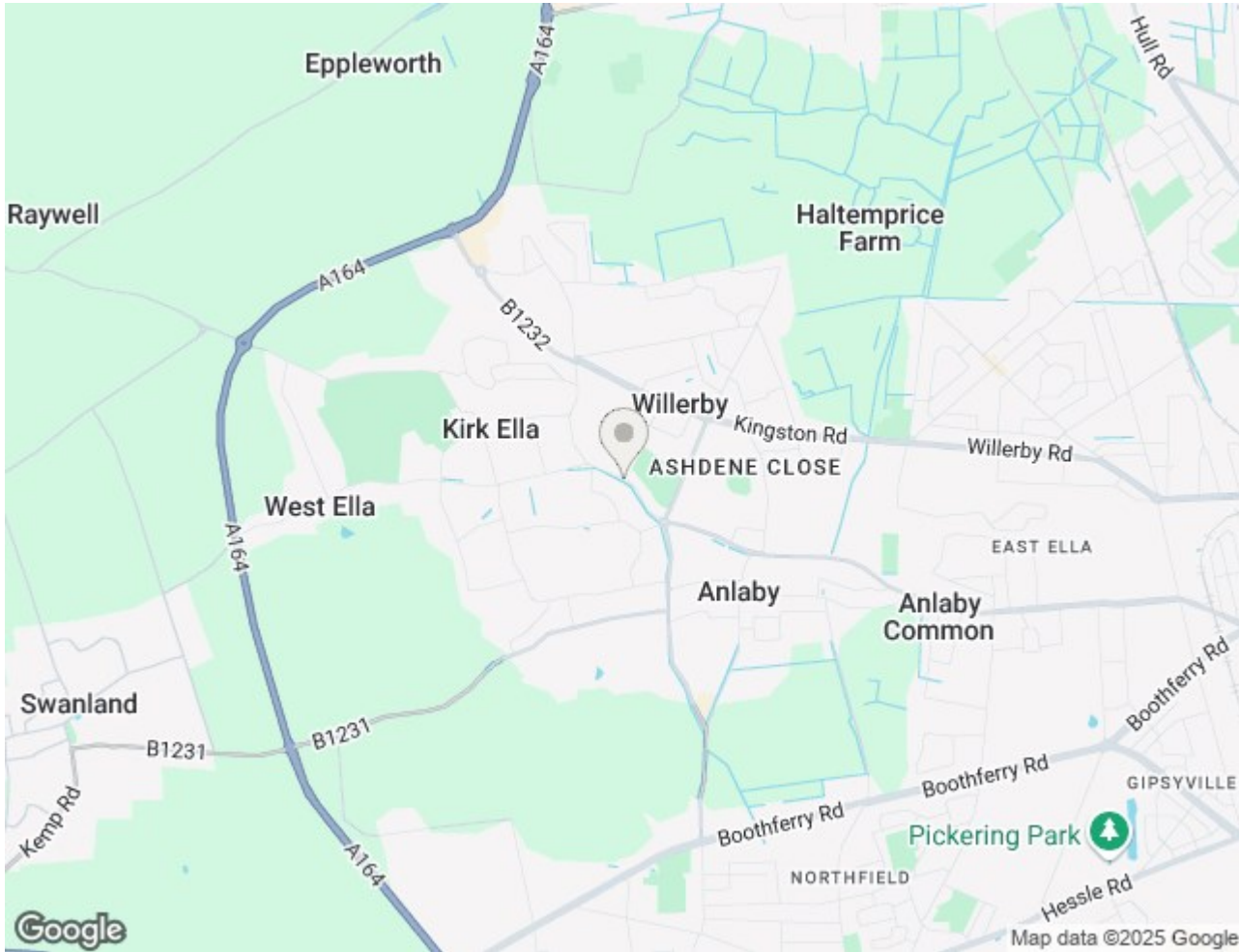
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

VALUATION SERVICE


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





TOTAL AREA: APPROX. 138.8 SQ. METRES (1493.6 SQ. FEET)
189 BEVERLEY ROAD, KIRK ELLA

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	