

# Whitakers

Estate Agents



## 258 Beverley Road, Anlaby, HU10 7BD

**£495,000**

Whitakers Estate Agents are pleased to introduce this traditional semi-detached house which has been much extended from its original design to offer ample living space across three levels and lovingly cared for by its previous owner. It is presented to the market with no onward chain and in a condition wherein a new owner could comfortably move in and then add their own cosmetic tastes as they please.

The property is located on Beverley Road, Anlaby and corners Tranby Lane. It is well positioned to embrace close proximity to the Anlaby village with its abundance of local convenience stores, shopping parks and dining facilities as well as highly accessible transport links that provide multiple routes to the Hull City centre and surrounding villages. Residents will also enjoy the Haltemprice Leisure Centre with accompanying playing fields and Willerby Waterworks Trail.

The internal layout of the ground level briefly comprises : entrance hall, bay fronted lounge, spacious dining room, and UPVC double glazed conservatory. An inner lobby incorporating a cloakroom then leads to the sitting room and fitted breakfast kitchen with large pantry. A fixed staircase ascends to the first-floor split level landing and then to the master bedroom with ante room and en-suite, two double bedrooms, a bathroom furnished with a three-piece suite and a separate cloakroom. Another flight of stairs elevates to the second floor which boasts two loft rooms that could be used as additional living space or storage.

Externally the property occupies a generously sized plot that enjoys a wrap around garden to three sides : a lawned front garden with a path forwarding to the entrance door and a side strip advancing to the rear aspect : mainly laid to lawn with mature borders, a patio seating area where there is access to an outside tap and enclosed by a combination of brick walling and boundary hedging. A pathway follows to the end of the garden where there is ample space for off-street parking.

## Description

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Taken together, the accommodation on offer is ideal for the growing family seeking to upsize into a home that they can entertain young children within and reside within the catchment of the highly regarded provincial schools. A such, an internal inspection is recommended at the earliest convenience to avoid disappointment.

The accommodation comprises

Ground floor

Entrance hall



Wooden entrance door with stained glass windows, two central heating radiators, under stairs storage cupboard and carpeted flooring. Leading to :

Lounge 18'11" x 9'7" maximum (5.78 x 2.94 maximum )



Wooden single glazed bay window, wooden single glazed window, central heating radiator, gas fireplace with tiled inset / hearth a decorative wooden surround and carpeted flooring.

Dining room 11'10" x 11'10" (3.63 x 3.61)



UPVC double glazed French doors to the conservatory, wooden single glazed window, central heating radiator, feature fireplace and carpeted flooring.

Conservatory 13'6" x 10'5" maximum (4.14 x 3.20 maximum )



UPVC double glazed throughout with French doors to the kitchen and rear garden and carpeted flooring.

Inner lobby

Built in storage cupboard and carpeted flooring. Leading to :

Cloakroom

Wooden single glazed window, partly tiled and furnished with a two piece suite comprising wash basin with dual taps and low flush W.C.

Sitting room 13'10" x 11'11" (4.23 x 3.65 )



UPVC French doors to the conservatory, central heating radiator, fireplace with marbled inset / hearth and decorative wooden surround, built in storage cupboard and carpeted flooring.

Kitchen / breakfast room 18'8" x 12'0" maximum (5.70 x 3.66 maximum )



UPVC double glazed door to the rear garden, three UPVC double glazed windows, electric storage heater, large pantry, carpeted flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap and a range of integrated appliances including: double oven, hob with extractor hood above, microwave and dishwasher.

First floor

Split level landing



With access to the loft hatch, built in storage cupboard and leading to :

Master bedroom 18'8" x 13'1" (5.70 x 4.00 )



Wooden single glazed bay window, central heating radiator, fitted wardrobes, ante room and carpeted flooring.

Master bedroom en-suite



Wooden single glazed window, central heating radiator, partly tiled with carpeted flooring and furnished with a three piece suite comprising panelled bath with dual taps, pedestal sink with dual taps and low flush W.C.

### Bedroom two 12'2" x 12'2" (3.71 x 3.73 )



UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring. The room is also furnished with a two piece suite comprising vanity sink with dual taps and low flush W.C.

### Bedroom three 12'0" x 11'11" (3.68 x 3.65 )



UPVC double glazed window, central heating radiator and carpeted flooring.

### Bathroom



UPVC double glazed window, central heating radiator, fully tiled walls with carpeted flooring and furnished with a three piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps and bidet with dual taps.

### Cloakroom

Wooden window with stained glass, partly tiled with carpeted flooring and furnished with a low flush W.C.

### Third floor

### Landing



with access to the loft hatch, wooden stained glass window, and carpeted flooring. Leading to :

### Loft room one 14'5" x 15'7" (4.40 x 4.75 )



Wooden single glazed window and roof style windows, central heating radiator, electric storage heater, large storage cupboard, fitted desk with drawers and wooden flooring.

### Loft room two 13'9" x 11'7" (4.21 x 3.55 )



UPVC window and roof style windows, central heating radiator, fitted wardrobes and carpeted flooring.

### External



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#### Barn



Ground floor - brick built, brick flooring, two wooden double gates two wooden single glazed windows

First floor - 5 single glazed windows, feature fireplace, built in storage cupboard and carpeted flooring

#### Key features



Much extended from original design  
Sought after location in close proximity to the Anlaby village centre  
Off-street parking for multiple vehicles  
Three double bedrooms with two loft rooms  
Detached barn which could be utilised for a variety of purposes  
Generously sized plot

#### Tenure

Tenureship TBC

#### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL020258000

Council Tax band - E

#### EPC rating

EPC rating - TBC

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 13 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



Total area: approx. 304.0 sq. metres (3272.7 sq. feet)  
Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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