

# Whitakers

Estate Agents



**37 Beverley Road, Kirk Ella, HU10 7AA**

**Offers Over £525,000**

LOCATION, LOCATION, LOCATION!

This Impressive Detached Residence enjoys an enviable location and comes to market CHAIN FREE ready for new owners to move in and make it their own.

The ground floor Entrance porch opens to the hallway, welcoming you in to view. the generously proportioned accommodation on offer. Boasting FIVE BEDROOMS, THREE BATHROOMS & LOFT room. There is a comfortable LOUNGE and a ground floor W.C. with shower.

At the heart of this home is the fabulous open plan LIVING/DINING/KITCHEN with bi fold doors opening out to the spectacular GARDENS, adorned with beautiful mature trees, lawn and a raised patio area, creating a lovely space to entertain family and friends whilst taking in the wonders of the outdoors.

A sweeping DRIVEWAY provides ample off road PARKING and access to the TWO GARAGES.

Only by viewing will you fully appreciate the full potential this family home has to offer.

Call to arrange your viewing today !

### Description

This FIVE bedroom Detached House is nestled within approximately half an acre of spectacular gardens and enjoys an enviable location.

Whilst in need of some further finishing, this is a rare opportunity offering endless potential.

The accommodation briefly comprises: Entrance porch, hallway, lounge with a bay window, and a fabulous open plan living / dining /kitchen with bi fold doors leading to the gardens , creating a lovely space for entertaining family & friends whilst taking in the wonders of the outdoors

There is a ground floor shower room.

To the first floor there are five bedrooms ( master with en suite and walk in wardrobe), family bathroom and a staircase leading to the loft space.

The perfect canvas to create your forever home!

### Entrance porch

Upvc double glazed entrance door and windows.

Leads to:

### Hallway



A welcoming hallway with solid wood flooring and a feature staircase taking you up to the first floor. Two central heating radiators, coved ceiling, under stairs storage cupboard .

Lounge 16'11" x 12'0" maximum (5.18 x 3.66 maximum)



A comfortable lounge with feature exposed brick fireplace and a double glazed , walk in bay window to front elevation. Central heating radiator, coved ceiling, dado rail.

Living Dining Kitchen 30'4" x 20'4" maximum (9.25m x 6.22m maximum)



At the heart of this family home is the fabulous open plan living/ dining kitchen with a range of base and wall units, complimentary work surface feature ceiling lantern/ skylight and Bi fold doors opening on to the patio enjoying spectacular views over the stunning gardens , creating a lovely space for entertaining family & friends. A range of base & wall and drawer units with complimentary worktop surface and a single drainer sink unit. Upright radiator and tiled flooring.

## Kitchen



## Ground Floor Shower room

With three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC. Double glazed obscure window, central heating radiator, partially tiled and fitted

## Landing

Split level landing with double glazed window, storage cupboard and doors to the five bedrooms, a further staircase takes you up to the loft room.

## Bedroom 1 14'9" x 11'10" (4.50 x 3.62)



A double bedroom with feature double glazed, walk in bay window, central heating radiator, coved ceiling, picture rail and a walk in wardrobe.

## Ensuite

Three piece suite comprising; shower cubicle, vanity wash basin and a low flush WC. Tiled flooring double glazed window and central heating radiator.

## Bedroom 2 18'1" x 9'9" (5.53 x 2.98)



A double bedroom with double glazed windows enjoying views over the gardens. Two central heating radiators and a coved ceiling.

## Bedroom 3 11'11" x 11'11" (3.65 x 3.64)



A double bedroom with glazed window, central heating radiator and two double wardrobes.

## Bedroom 4



Double glazed window, central heating radiator and two double wardrobes.

### Bedroom 5 11'9" x 6'5" (3.60 x 1.96)



Double glazed window, central heating radiator and coved ceiling.

### Family bathroom



The family bathroom is fitted with a five piece suite comprising; panelled corner bath, shower cubicle, vanity wash basin, bidet and a low flush WC, Useful storage cupboards  
Tiling to walls and flooring. Two double glazed windows and central heating radiator.

### Loft space 17'5" x 7'9" (5.31 x 2.38)

Three double glazed Velux type windows, storage cupboard and access to the eaves.

### Driveway & Gardens



To the front of the property is a sweeping, horseshoe driveway, providing easy access and ample off road parking.

The rear garden is just breath taking. Mainly laid to lawn, adorned with beautiful mature trees, shrubbery and plantings. A raised patio provides an elevated seating area, perfect for family gatherings. Steps take you down onto the lawn, wonder on down to explore all the wonders of being outdoors.

### Main garage

Integral garage with an up and over door, power and lighting laid on and access to the main house.

### Garage two

With an up and over door.

### Tenure

Tenure is Freehold

### Council Tax

Local Authority - East Riding of Yorkshire  
Band - F

### EPC

Epc rating D

### 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 sales 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.

#### Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE Good, Vodafone, Three & O2 Okay

Broadband - 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - None

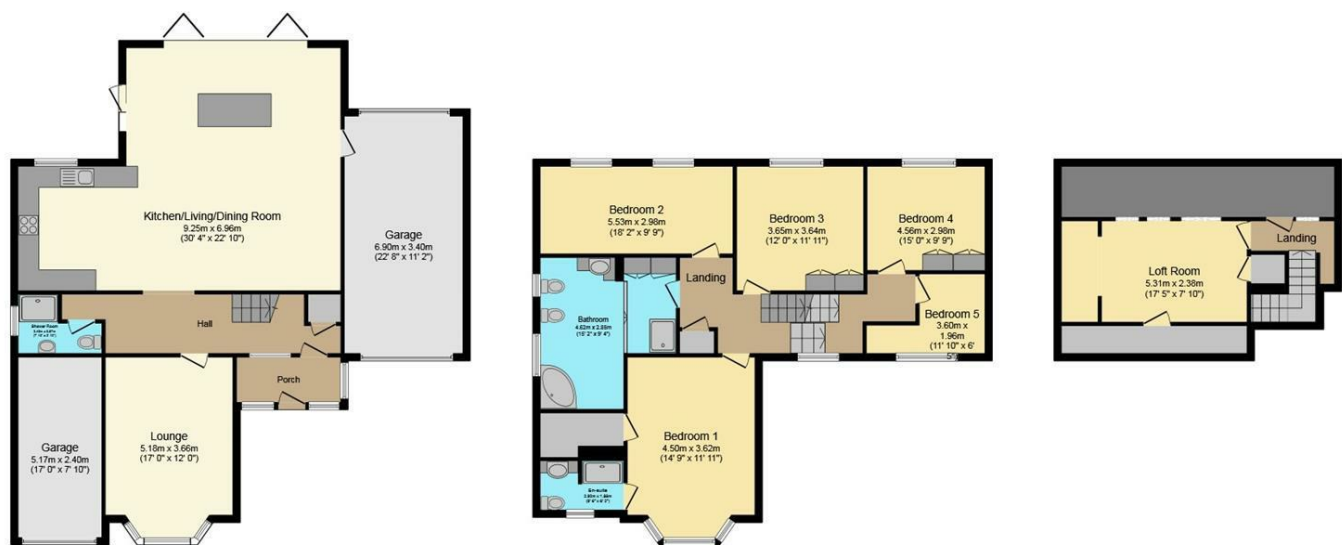
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#### Views from First Floor



Floor Plan



Ground Floor

Floor area 129.9 sq.m. (1,399 sq.ft.) approx

First Floor

Floor area 97.8 sq.m. (1,052 sq.ft.) approx

Second Floor

Floor area 27.3 sq.m. (294 sq.ft.) approx

Total floor area 255.0 sq.m. (2,745 sq.ft.) approx

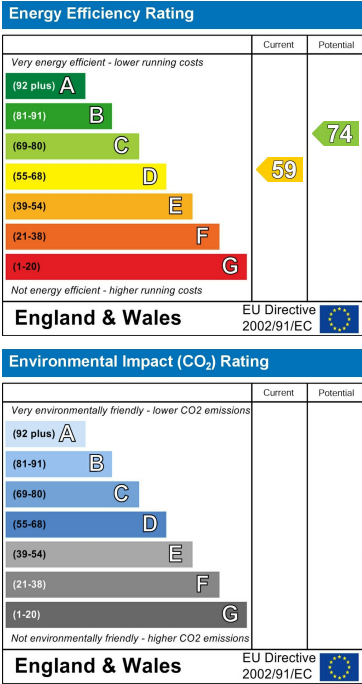
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Area Map



Energy Efficiency Graph



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