



262 Beverley Road, Anlaby HU10 7BG
Offers Over £340,000

- Spacious semi detached family home
- No onward chain!
- Two receptions and sun room
- Modern breakfast kitchen
- Three bedrooms
- First floor bathroom and downstairs WC
- Side private driveway providing parking for several vehicles
- Detached single garage
- West facing garden
- EPC: D Council Tax Band: E

Situated within one of the area's most sought after locations; this aesthetically pleasing, deceptively spacious bay fronted semi detached house is presented to the market. Offered with no onward chain the property poses as a blank canvas to add your own designs within to create great family living!

With majority uPVC double glazing and gas central heating the accommodation enjoys entrance hallway with WC off, two receptions, sun room, breakfast kitchen with built-in appliances. To the first floor there are three bedrooms and modern house bathroom. The well tended and well proportioned west facing garden creates great outdoor space.

A side driveway provides off street parking for several vehicles and leads down to the detached garage.

Having been home to the current family for over 40 years; this must be the best advert a house can possibly have - why not start your story in this beautiful home!

LOCATION

Located on Beverley Road in Anlaby within easy reach of Anlaby village centre.

In the village there are a variety of shopping facilities and the property is also well placed for access to the supermarkets of Morrisons, Waitrose and Sainsburys. There is good public transportation which runs through the village with good road access to both the Hull city centre and the regions motorway network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

16'11" x 7'5" (5.16m x 2.26m)
A white composite door with stained glass leaded side window and glazed insert leads into the entrance hallway. Staircase with spindle balustrade leading to the first floor accommodation. Original circular single glazed leaded window with stained glass inserts, access to downstairs w.c.

DOWNSTAIRS W.C.

Window to side elevation. Two piece suite in white with low level w.c. and pedestal hand wash basin.

LOUNGE

16'8" decreasing to 13'1" x 13'10" (5.08m decreasing to 3.99m x 4.22m)
uPVC double glazed walk-in bay window to the front elevation. Feature fireplace with living flame gas fire and t.v. aerial point.

SITTING ROOM

16'4" x 12'9" (4.98m x 3.89m)
With wooden French doors with glazed inserts and side windows opening out into the day room. Feature fireplace with living flame gas fire and t.v. aerial point.

DAY ROOM

14'5" x 11'9" (4.39m x 3.58m)
With tiled floor and sliding patio door leading out into the rear garden. Wall mounted gas central heating boiler and feature bar area.

BREAKFAST KITCHEN

27'3" x 9'5" plus bay (8.31m x 2.87m plus bay)
uPVC double glazed walk-in bay window to the side elevation and uPVC double glazed window to the rear elevation. uPVC door with glazed inserts leads out onto the side driveway. An extensive range of ivory Shaker style modern base and wall units with work surfaces and tiled splashbacks. Stainless steel double electric oven with stainless steel gas hob and extractor, one and a quarter bowl sink unit with drainer and mixer tap. Integrated fridge freezer and integrated dishwasher.

FIRST FLOOR

LANDING

With stained glass leaded window to the side elevation. A fixed staircase provides access to the loft area.

LOFT AREA

The loft area has Velux roof window. This is being marketed as loft space only and has no Regulations in place.

BEDROOM 1

17'1" into bay x 9'11" to wardrobes (5.21m into bay x 3.02m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 2

13'8" into recess (max) x 10'11" (4.17m into recess (max) x 3.33m)
uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

9'1" x 8'4" maximum (2.77m x 2.54m maximum)
uPVC double glazed Oriel style bay window to the front elevation and fitted wardrobe.

BATHROOM

8'7" x 6'7" (2.62m x 2.01m)
uPVC double glazed window to the rear elevation. Two piece modern suite in white enjoys panelled bath with wash hand basin set on vanity. Tiled splashbacks to wet area and electric shower over bath.

SEPARATE W.C.

uPVC double glazed window to the side elevation and low level w.c.

OUTSIDE

Set back from the road there is a private driveway to the side of the property which extends slightly to the front and leads down to the detached garage.

The front garden area has an array of shrubbery and plants and is well maintained. A timber gated entry to the rear garden provides access to a feature extensive patio area with circular planted feature and leading down to a lawned garden with shrubbery boundaries.

The rear west facing garden offers a good degree of privacy. There is also a good sized timber garden shed.

GARAGE

19'11" x 9'11" (6.07m x 3.02m)
Up and over door, power and light.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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