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**Limb**  
MOVING HOME



*37 Beverley Road, Willerby, East Yorkshire, HU10 6AW*

- 📍 Detached Family Home
- 📍 4 Good Sized Bedrooms
- 📍 Striking En-Suite
- 📍 Council Tax Band = E

- 📍 Open Plan Dining Kitchen
- 📍 Unique Tiered Garden
- 📍 Double Garage & Parking
- 📍 Freehold / EPC = C

£335,000

## INTRODUCTION

This contemporary detached home provides an expansive and versatile layout, complemented by a unique rear garden designed for leisure and entertaining. The ground floor accommodation is centered around an open-plan kitchen and dining area, finished with modern units, granite work surfaces, and a dedicated utility space. Two distinct reception rooms—a spacious lounge and a separate sitting room—provide versatile spaces for quiet relaxation, media use, or a dedicated children's playroom.

The first floor hosts four well-proportioned bedrooms, including a main bedroom suite that features a striking en-suite shower room with a walk-in shower and contemporary gold accents. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a substantial rear garden currently optimized for low maintenance, featuring a patio and artificial lawn. A raised decked area serves as a focal point for outdoor relaxation, uniquely concealing a swimming pool that offers the potential for reinstatement. Practicality is further enhanced by a double garage and off-street parking located to the rear of the home.

## LOCATION

The property is well set back from Beverley Road and forms part of the main development access from Oaklands Drive which lies between Willerby Square and Willerby shopping park. The surround area offers an excellent range of shops, amenities and recreational facilities in addition to well reputed schooling. Haltemprice Community Sport Centre is easily accessible and convenient access is available towards Hull City Centre, Beverley, Cottingham, the Humber Bridge and the A63/M62 motorway network. The area is well served by restaurants and public houses.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



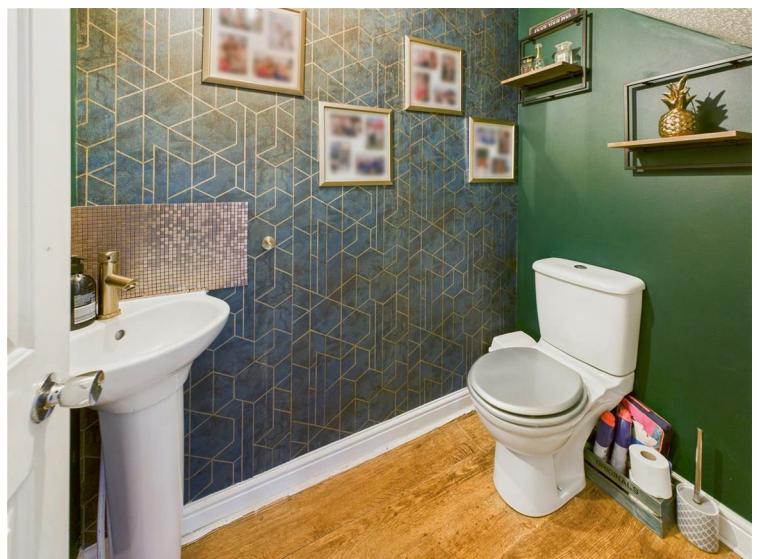
## ENTRANCE HALL

With staircase leading up to the first floor.



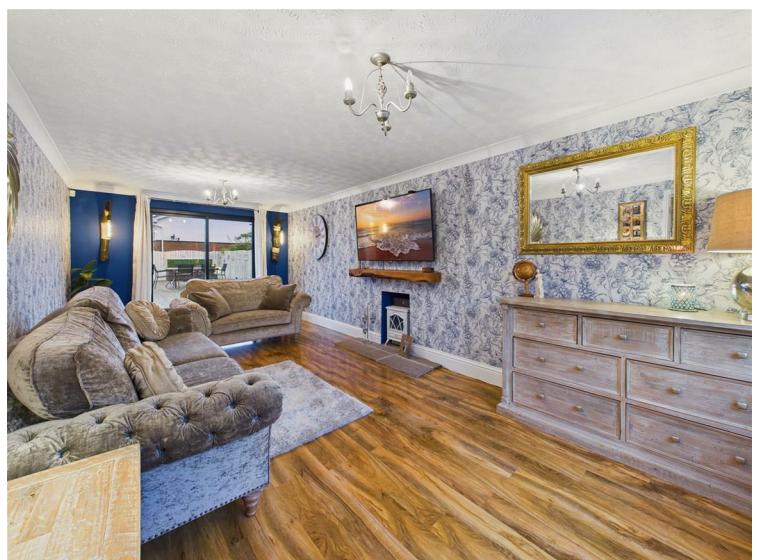
## CLOAKS/W.C.

With low flush W.C. and wash hand basin.



## LOUNGE

With electric stove and oak mantle above. Window to the front elevation and patio doors opening out to the rear garden.



## SITTING ROOM

Window to front.



## OPEN PLAN KITCHEN

Having a range of modern base and wall units with granite worktops incorporating a breakfast bar peninsular and a circular sink and drainer. There is an integrated oven, four ring gas hob with extractor above, plumbing for a washing machine and space for an American style fridge/freezer. There is utility area with external access door to rear.



## KITCHEN AREA



## CONSERVATORY/DINING AREA

Overlooking with rear garden.



## UTILITY AREA



## FIRST FLOOR

### LANDING

With large storage cupboard.

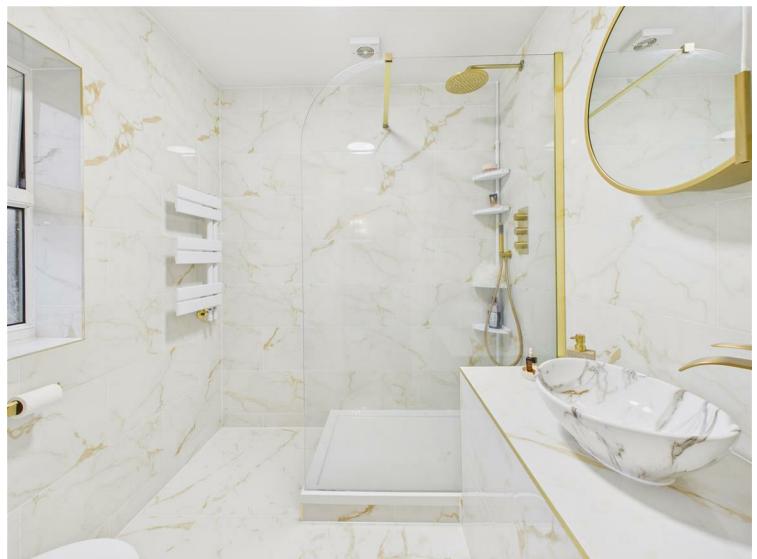
## BEDROOM 1

Window to the front elevation.



### EN-SUITE SHOWER ROOM

Stylish suite with gold accents including a walk in shower, feature wash hand basin with free standing tap, low flush W.C., heated towel rail, contemporary tiling to walls and floor. Window to front.



### BEDROOM 2

Window to front.



### BEDROOM 3

With stylish fitted wardrobes and window to rear.



### BEDROOM 4

With fitted wardrobes and window to rear.



## BATHROOM

With modern suite comprising a bath with shower over, wash hand basin and low flush W.C. Heated towel rail, feature flooring and window to rear.



## OUTSIDE

The property boasts a substantial rear garden currently optimized for low maintenance, featuring a patio and artificial lawn. A raised decked area serves as a focal point for outdoor relaxation, uniquely concealing a swimming pool that offers the potential for reinstatement. Practicality is further enhanced by a double garage and off-street parking located to the rear of the home.



*REAR DECK*



*FRONT GARDEN*



## REAR VIEW



## PARKING & DOUBLE GARAGE



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## SOLAR PANELS

Fitted solar panels are present on the property under a leasehold agreement, meaning they are not fully owned by the current vendor. Details of the lease can be provided upon request.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

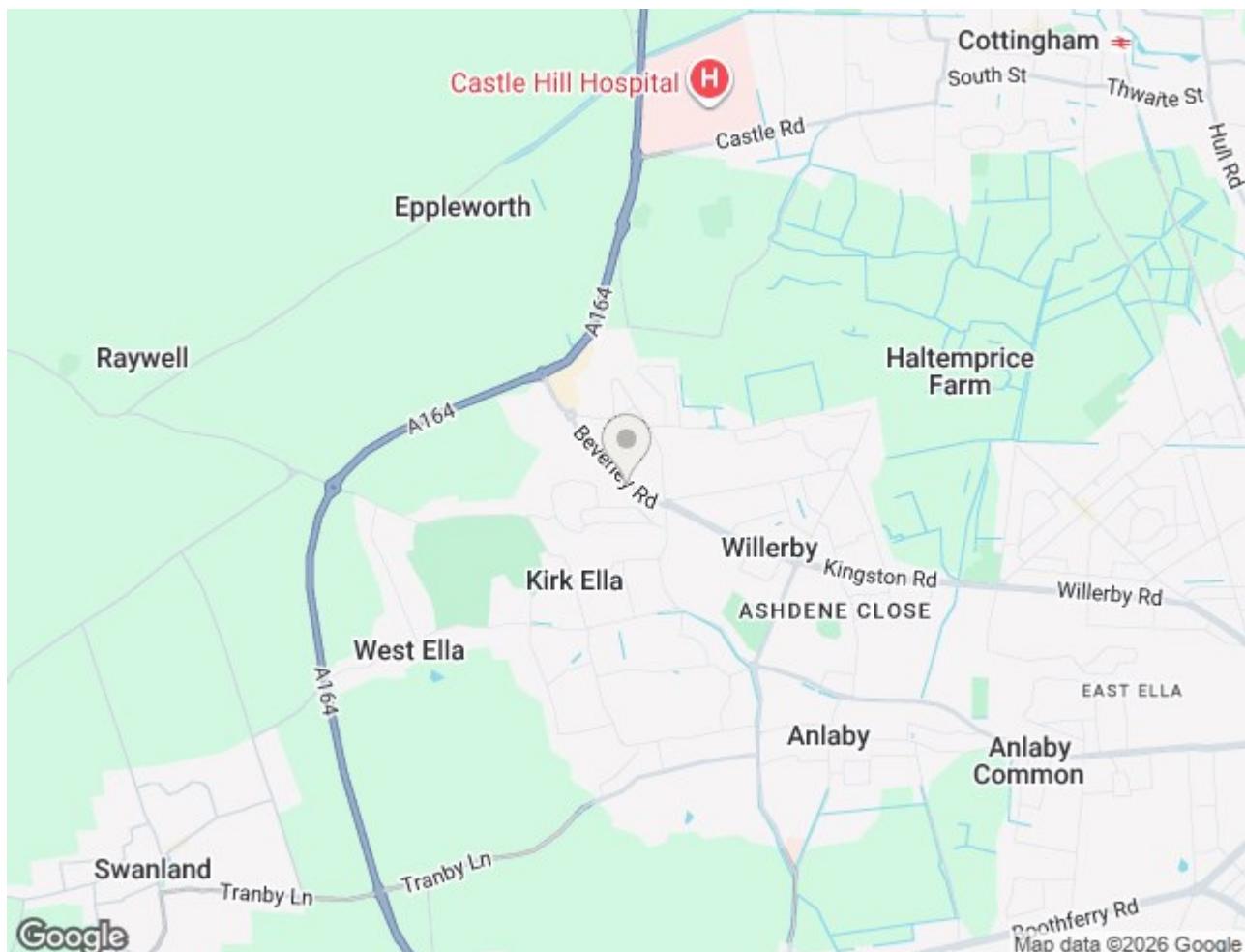
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

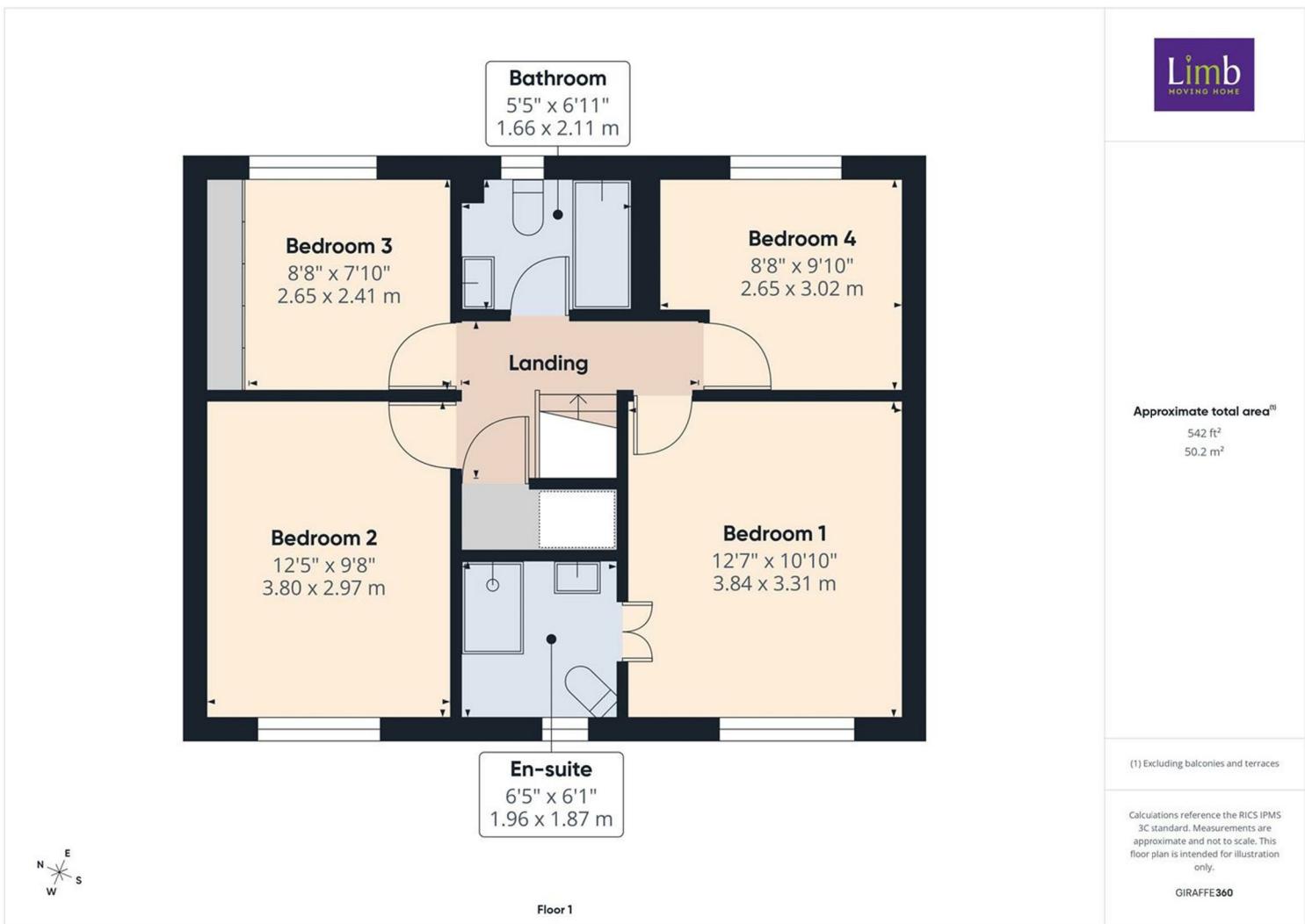
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

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.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	