

Whitakers

Estate Agents



341 Beverley Road, Hull, HU10 7BE

£475,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home which has been greatly extended and enhanced from its original design. Established within the heart of the village of Anlaby, the property is ideally positioned to take advantage of this sought-after location's excellent range of leisure facilities and amenities, together with convenient transport links to Hull city centre and the surrounding villages.

Externally to the front aspect, the property enjoys a generous garden which is predominantly laid to lawn, enhanced by a slate-chipping border running parallel to the pathway leading towards the entrance, together with mature planting and established hedging which provides a high degree of privacy. A driveway to the side of the property provides off-street parking for multiple vehicles.

Upon entry, the resident is greeted by a welcoming entrance hall which leads to a bay-fronted lounge, spacious sitting room and an additional reception room currently utilised as a study. The ground floor continues with a well-appointed kitchen fitted with a range of integrated appliances, alongside a separate dining room, utility room and cloakroom.

A fixed staircase ascends to the first-floor landing which provides access to the loft hatch and leads to the master bedroom with fitted furniture, a dressing area and en-suite shower room. Three further bedrooms, all benefiting from fitted wardrobes, are served by a well-appointed family bathroom furnished with a four-piece suite.

French doors from the dining room open onto a decked seating area overlooking the enclosed rear garden, with steps descending onto the predominantly lawned garden which is framed by mature trees, shrubs and established borders. A pathway extends towards the rear of the plot where there is a detached garden room/workshop with lighting and power, together with a covered pergola providing an additional outdoor seating area.

The accommodation comprises

Front external



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Ground floor

Hallway



Wooden stained glass doors with side windows, central heating radiators, built-in and under stairs storage cupboards, and carpeted flooring. Leading to :

Lounge 14'5" x 16'4" (4.40 x 5.00)



UPVC double glazed bay window, central heating radiator, fireplace with cast iron inset / marbled hearth and wooden surround, and original wooden flooring.

Sitting room 19'1" x 11'11" (5.84 x 3.64)



UPVC double glazed window, central heating radiators, fireplace with cast iron inset / tiled hearth and wooden surround, and carpeted flooring.

Study 10'2" x 12'11" (3.10 x 3.96)



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

Dining room 16'11" x 10'1" (5.17 x 3.08)



UPVC double glazed French doors, central heating radiator, fitted cupboard that houses the boiler, and laminate flooring.

Kitchen 12'3" x 16'4" (3.74 x 5.00)



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of white gloss wall and eye level units, quartz worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including: oven with hob/ grill, hob with extractor hood above, and dishwasher.

Utility room

Composite double glazed door, UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with floor and eye level units, a quartz worktop with splashback upstand above, and plumbing for a washer and a dryer.

Cloakroom

UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and laminate flooring.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Master bedroom 15'1" x 16'4" (4.60 x 5.00)



UPVC double glazed windows and oriel window, central heating radiators, fitted wardrobes and drawers, and carpeted flooring.

Dressing area



UPVC double glazed oriel window, central heating radiators, fitted wardrobes with drawers, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, fitted storage cupboard, and partly tiled to splashback areas with tiled and carpeted flooring. Furnished with three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

Bedroom two 14'9" x 13'5" (4.50 x 4.11)



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

Bedroom three 12'6" x 13'10" (3.83 x 4.24)



UPVC double glazed oriel window, central heating radiators, fitted wardrobes, and laminate flooring.

Bedroom four 10'4" x 8'6" (3.16 x 2.61)



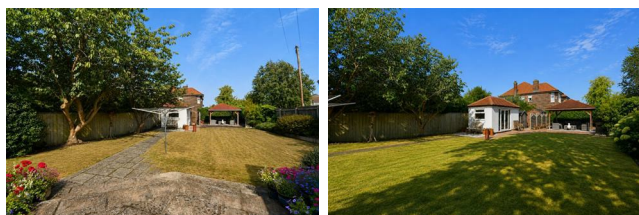
UPVC double glazed window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a four-piece suite comprising free-standing bath with mixer tap, walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors from the dining room open onto a decked seating area overlooking the enclosed rear garden, with steps descending onto the predominantly lawned garden which is framed by mature trees, shrubs and established borders. A pathway extends towards the rear of the plot where there is a detached garden room/workshop with lighting and power, together with a covered pergola providing an additional outdoor seating area.

Patio seating area



Workshop / garden room



Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL020341000

Council Tax band - E

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 14 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that 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. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

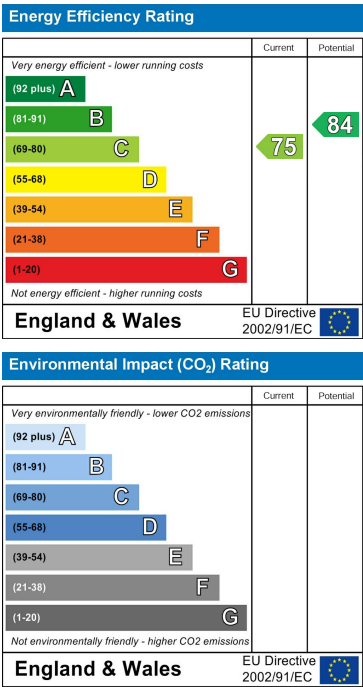
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.