



SYMONDS + GREENHAM

Estate and Letting Agents



705 Beverley Road, Hull, HU6 7JN

£500,000

IMPRESSIVE FOUR-BEDROOM EXECUTIVE DETACHED HOME SPANNING OVER 2,200 SQ FT, FEATURING STUNNING PERIOD FEATURES, EXPANSIVE WESTERLY FACING GARDENS, AND LUXURIOUS OPEN-PLAN LIVING, ALL SET IN A WELL-CONNECTED LOCATION.

Nestled along the Beverley Road in Hull, this spectacular four-bedroom detached house is a true executive residence that offers a perfect blend of traditional charm and modern living. Spanning over 2200 square feet, this superb home features extensive westerly facing private gardens, making it an ideal sanctuary for family life.

As you enter through the double doors of the porch, you are welcomed by a spacious reception hallway adorned with original panelling, herringbone Oak Parquet flooring, and a feature open fireplace. This elegant entrance leads to large reception rooms and a stylish kitchen diner, perfect for entertaining guests or enjoying family meals. The drawing room, filled with natural light from a magnificent bow-front bay window, showcases original features such as cast iron radiators and an imposing fireplace, creating a sophisticated atmosphere.

The rear of the house features a day room and dining area, enhanced by double-height gable vaulted windows that offer stunning views of the sprawling garden. The kitchen is a chef's dream, complete with bespoke solid timber cabinetry, beautifully carved stone work surfaces, and an induction range cooker, all bathed in natural daylight. Ascending the sweeping staircase, you will find a generous galleried landing leading to three double bedrooms, a fourth bedroom and a bathroom, all maintaining the home's air of grandeur. The property also includes ample off-road parking for up to four vehicles, ensuring convenience for family and guests alike. Beverley Road is not only known for its striking Victorian and Edwardian architecture but also for its vibrant community. With a mix of independent cafés, restaurants, and excellent amenities, this location could be for you.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "F" (change as needed).

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

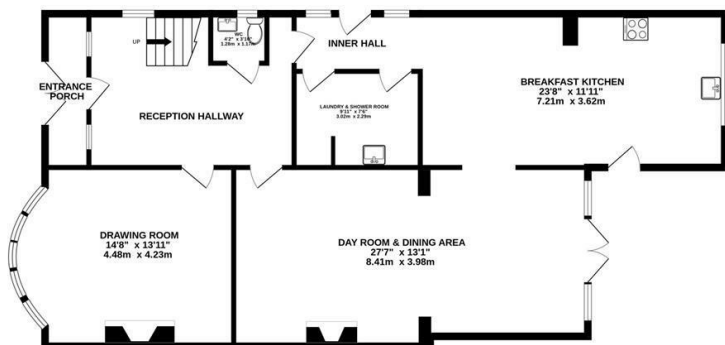
TENURE

Symonds + Greenham have been informed that this property is Freehold.

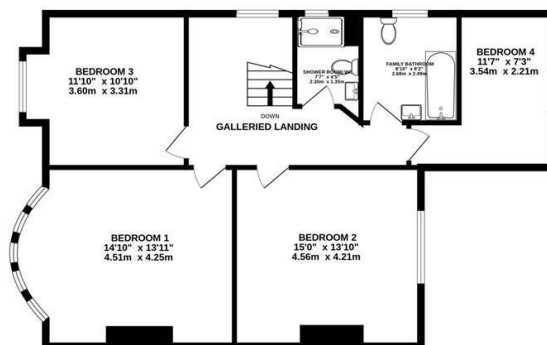
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

