



Beverley Road, Kingston upon Hull  
Asking Price £499,999





### KEY FEATURES

- Detached Property
- Extensive Grounds
- 2200 Square Feet
- Off Road Parking
- Period Features
- E.P.C rating: D
- Council Tax band: F
- Double Glazed Throughout
- Three Bathrooms
- Four Bedrooms
- EPC rating D



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## DESCRIPTION

AN IMPOSING FOUR BED EXECUTIVE RESIDENCE boasting extensive westerly facing private gardens. An impressive rear extension makes for modern open plan living for family life, two bathrooms and ample off road parking. Over 2200 square feet of living space enjoying a highly regarded, Beverley Road location, makes viewing essential to full appreciate this impressive family home.

Bursting with traditional features, this Grand House offers space in abundance both inside with large reception rooms and across the generous grounds. Enter through the double doors of the porch and again through the vestibule Victorian glazed door, into the large reception hallway with original panelling to the walls, herringbone Oak Parquet flooring and feature open fireplace, this grand hallway provides access to the large reception rooms, kitchen diner via an inner hallway, ground floor W.C.

As you ascend the sweeping staircase to the galleried landing your eye is drawn to the balustrade of barley-twist spindles and the rich colours of the hand carved Mahogany hand rail, Victorian craftsmanship surrounds you throughout this fabulous house.

The drawing room to the front of the house is the perfect setting for hosting guests in style and elegance, filled with natural light from the vast bow-front bay window, an imposing feature open fireplace and original features, including cast iron radiators, captivate the eye. The original herringbone Oak Parquet flooring continues from the grand hallway and underneath the carpet in this room, offering the perfect opportunity for a restoration project!

The day room and dining area to the rear is bursting with light from the double-height gable vaulted windows, offering views across the terrace and out to the sprawling garden, which reaches far out to the West! A large chimney breast houses a gas, log burner effect fire to provide a homely feel to this grand room. The original beamed timberwork draw your eye up to these vastly high ceilings.

Through the dining area you arrive into the kitchen diner, again with double-height gable vaulted windows to mirror the dining area, this huge room is flooded with natural daylight. Offering beautifully carved stone work surfaces, a bespoke solid timber kitchen finished in warm white, integrated appliances, under-cupboard lighting and a fabulous induction range cooker, this stunning room left me feeling Kitchen envy!

Off the kitchen is an inner hallway with a side door to the driveway and access to a very generous laundry room with a continuation of the main kitchen providing excellent storage and a shower room.

On the first floor you will find a generous galleried a landing, the original wall panelling continues and provides an air of grandeur. The first floor accommodation consists of three double bedrooms, a shower room & W.C and a further large family bathroom. Two of the double bedrooms are to the front of the property, both are bright and large rooms with one benefiting from a huge bow-front bay window, enjoy high ceilings, original features and large proportions throughout.

Outside of the property to the front is a vast gravelled driveway providing off-road parking for several vehicles, there is a side driveway which is paved and leads to a garage and the rear terrace. The rear garden is sprawling and we-facing, mainly laid to lawn for ease of maintenance it enjoys many mature fruit trees.

This fabulous property is now on the market and ready for new custodians to enjoy the period beauty within.

Heritage wood double glazed windows and a new gas fired central heating system were newly installed in 2014, adding efficiency to this enchanting property.

Viewing is highly recommended to fully appreciate this rare property and the potential it has to offer modern day living, on a grand scale!







## PARTICULARS OF SALE

### Entrance Porch

1.03m x 3.63m (3'5" x 11'11")

Entered through a double timber doors, the porch is a convenient place to leave your shoes and coats before entering the main reception hall way.

### Reception Hall

4.88m x 3.6m (16'0" x 11'10")

A grand reception hall featuring a fireplace, traditional herringbone parquet flooring, panelled walls with ornate picture rail and coving. Stained glass door and windows to the front and side elevations, central heating radiator.

A wide kite winder staircase with barley twist balusters leads to the first floor accommodation.

### Ground Floor W.C

1.28m x 1.17m (4'2" x 3'10")

Tucked under the stairs behind a hidden panelled door, the ground floor WC has a continuation of the wall panelling and herringbone parquet flooring. Fitted with a traditional two-piece suite comprising a low level flush W.C and wall mounted wash basin with brick effect tiled splashback. Understairs storage cupboard and leaded double glazed window to the side elevation.

### Drawing Room

4.48m x 4.23m (14'8" x 13'11")

To the front of the property this generous room boasts traditional wall panelling with a substantial walk in bay window to the front elevation. The room is centred around a feature wooden fire surround with an inset open grate fire framed with marble cheeks and a tiled hearth. There are two cast iron radiators and a neutral carpeted floor. Beneath the carpet is a continuation of the herringbone parquet floor.

### Day Room

4.2m x 4.55m (13'10" x 14'11")

Open plan layout connects the day room with the dining area, currently utilised as a play area. The day room is centred around a fireplace with an inset log burner effect gas fire. Picture rail, coving to the ceiling and a central heating radiator.

### Dining Area

3.98m x 3.77m (13'1" x 12'5")

A bright and spacious versatile area with a lantern style roof and additional Velux windows allowing an abundance of natural light to flood the room. Picture rail, central heating radiator and a set of double glazed doors leads to the rear patio.

### Breakfast Kitchen

3.62m x 7.21m (11'11" x 23'8")

A fabulous open plan space with a breakfast area and an impressive fitted kitchen having a substantial range of matching wall, base and larder style cabinets from Roses of Beverley with silestone worktops and matching upstands. Undermount basin with mixer tap over, integrated dishwasher and an integrated larder style fridge freezer. Space for a range style cooker with extractor over. The kitchen area is finished with a lantern style roof, double glazed window over looking the rear garden and a door leads to the patio area.

### Inner Hall

3.18m x 1.23m (10'5" x 4'0")

Accessed from the reception hall, the inner hall leads to the breakfast kitchen, to the utility and has a door to the side elevation leading the side driveway.

### Laundry & Shower Room

3.02m x 2.29m (9'11" x 7'6")

Enjoying a range of base and larder units with work surfaces over and upstands, integrated kitchen sink with drainer and mixer tap over. Plumbing for an automatic washing machine. The utility room also enjoys a separate shower enclosure with mixer shower. Cushioned floor and a central heating radiator.

### Galleried Landing

5.52m x 1.2m (18'1" x 3'11")

Generous galleried landing with a continuation of the panelling, carpeted floor, wall lights and a leaded double glazed window to the side elevation.



### Bedroom One

4.51m x 4.25m (14'10" x 13'11")

A spacious double bedroom with a walk in bay to the front elevation fitted with double glazed leaded windows. Picture rail, coving to the ceiling and central heating radiator.

### Bedroom Two

4.21m x 4.56m (13'10" x 15'0")

With pleasant views over the rear garden the generous second double bedroom enjoys a neutral decor to the walls complimented with a picture rail coving to the ceiling. Double glazed window and central heating radiator.

### Bedroom Three

3.6m x 3.31m (11'10" x 10'11")

With double glazed bay window to the front elevation, picture rail, coving to the ceiling and central heating radiator.

### Bedroom Four

3.57m x 2.21m (11'8" x 7'4")

Double glazed window to the rear elevation and central heating radiator.

### Shower Room & W.C.

1.35m x 2.3m (4'5" x 7'6")

Fitted with a traditional three piece suite comprising shower cubicle with sliding door, rainfall and handheld shower, low flush WC and pedestal wash hand basin. Picture rail, double glazed window to the side elevation, vinyl flooring and central heating radiator.

### Family Bathroom

2.68m x 2.49m (8'10" x 8'2")

Spacious bathroom fitted with a traditional three-piece suite comprising free standing roll top clawfoot bath having handheld shower over, low flush WC and pedestal wash hand basin. Heated towel rail, double glazed window to the side elevation and vinyl flooring.

### Frontage

The property stands back from the road with an extensive gravelled area providing an abundance of off road parking for several vehicles. the boundary is secured with a mixture of heading and timber fencing. A double set of wrought iron gates leads to the side driveway and to the garage.

### Rear Garden

A real feature for this property is this huge rear garden. With a patio area immediately to the rear of the property and steps leading down to the seating area and expanse of lawn beyond stretching for approx 100 meters in length from the rear of the house.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: F

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

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## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0

Approximate total area<sup>(1)</sup>  
189.6 m<sup>2</sup>  
2040 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MAP

