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Limb
MOVING HOME



393 Beverley Road, Anlaby, East Yorkshire, HU10 7BQ

- 📍 Sensational Property
- 📍 Breath-Takingly Appointed
- 📍 Beautiful Gardens
- 📍 Council Tax Band = F
- 📍 Superb Living Space
- 📍 3 Bedrooms
- 📍 Video Available
- 📍 Freehold/EPC = D

£750,000

INTRODUCTION

Sensational both inside and out! This exceptional property is surely one of the finest homes on the market currently. Beautifully appointed from top to bottom, this outstanding grand semi detached property built in the 1930's by the renowned Alma Jordan, stands in the most stunning gardens of approx. 0.31 acre overall. A labour of love by the current owners, the quality and appeal is unmistakeable from the moment you arrive at the walled frontage and expansive parking forecourt, with the house being well set back from the road. The rear garden extends to approximately 255 feet in length and has been meticulously designed and planted providing many areas of interest and places to entertain or simply relax.

Originally a 5 bedroomed layout, the property has been significantly remodelled to create a luxurious home ideal for those looking for elegant proportions, great character and all of the luxuries of modern living. The layout is depicted on the attached floorplan and briefly comprises double doors opening to an impressive entrance reception with side lobby providing access to the cloakroom and garage. A formal lounge features a deep bay window and beautiful fireplace. To the rear lies an amazing open plan sitting room, kitchen and dining area with a wall of glazing allow stunning views down the garden. The kitchen is a dream, with a range of exquisite handmade units and a grand marble topped island. There is also the extra benefit of a spaciouly fitted utility room featuring the same handmade units that seamlessly mirror the kitchen design. Upstairs is again full of appeal with an open landing creating a space ideal as a study, however, can be easily converted into another bedroom. The fabulous principal suite would be the envy of many boutique hotels with its large bedroom, dressing area and striking en-suite with freestanding bath and luxurious shower. There are two further double bedrooms and separate stylish shower room. In all, this is one of the finest properties to come on the market in recent times and early viewing is strongly recommended.



SPECIFICATIONS

Downstairs:

- Tiled throughout in tumbled Dijon limestone,
- New handmade staircase fitted,
- New windows throughout, handmade orangery style windows to rear,
- Black cast iron radiators with antique brass traditional valves throughout.

Upstairs:

- White cast iron style column radiators with antique brass traditional valves throughout,
- New windows fitted throughout
- Carpets throughout.

Outside:

- Hikvision CCTV outside and Hikvision doorbell,
- New guttering and rainwater pipes,
- Outside sockets and lighting around the house and garden,
- Hot and cold taps to the front and rear of the property,
- Black granite step and new handmade front door with brass door furniture,
- New sandstone paving edged with granite sets including front apron,
- Yorkshire gold gravel driveway,
- New boundary wall to front with pillars and Portland stone cappings,
- Newly fitted patio with Egyptian limestone paving edged with granite sets,
- Power in the garden shed.

LOCATION

This particular street scene comprises many fine period homes and is close to the historic Anlaby House Estate. Anlaby is a popular and vibrant village situated on the western fringe of Hull in the East Riding of Yorkshire. It offers a desirable quality of life, with its blend of suburban convenience and traditional charm. Together with the neighbouring villages of Kirk Ella, Willerby, and Hessle, the area provides superb access to top-tier amenities, medical and recreational facilities. Making it a perfect place to live for many.

The village is perfectly positioned to offer residents an outstanding array of modern conveniences and retail options, most notably the Anlaby Retail Park—home to a Marks & Spencer Food Hall and other major retailers. The village heart retains a traditional feel with local restaurants and independent shops, while the nearby Haltemprice Leisure Centre serves as a premier hub for fitness, swimming, and recreation.

The village is served by established primary schools, including Anlaby Primary School and Acre Heads Primary School. For secondary education, the area is well-positioned for Wolfreton School & Sixth Form College, alongside the nearby, highly regarded independent Tranby School, making it an ideal choice for families.

Anlaby provides superb regional connectivity. It offers easy access towards Hull, the A63 and the wider M62 corridor. Local accessibility is also excellent, with regular bus services and convenient train links available at nearby Hessle, Brough, or Hull Paragon Interchange. Accessibility to key destinations includes:

- Hull City Centre: Approx. 4 miles
- Beverley: Approx. 9 miles
- York: Approx. 37 miles
- Leeds: Approx. 56 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

Bespoke double entrance door and matching side panels open to the entrance reception.



ENTRANCE RECEPTION

A stunning first impression to the house with large Dijon limestone tiling throughout and a beautiful staircase leading upstairs with a central runner.



SIDE LOBBY

Ideal for coat hanging etc., cast iron radiator.

CLOAKS/W.C.

With dark suite comprising vanity unit and basin with crosswater "gold" taps with black Carrara marble tops and black toilet, illuminated mirror, Dijon limestone tiles with underfloor heating.



LIVING ROOM

A great place to relax and chill. Deep bay window to front elevation, cast iron radiator. Grand black slate fire surround housing grate for a real open fire. Ornate cornicing and ceiling rose.



OPEN PLAN LIVING KITCHEN

A simply breath-taking space which links through in an open plan style to the dining area. The living area has a stunning fire surround with chrome grate housing a real open fire and there are fitted low level cupboards to the alcove. Dijon limestone tiles extend throughout.

KITCHEN AREA

A beautiful bespoke and handmade kitchen with Hendle & Hendle handles. As its centre piece, a large quartz topped island with New York edging and pull up breakfast bar area together with a dual ceramic Belfast sink and Lusso stone polished nickel mixer tap. There is a classic style recess housing the Neff induction hob with concealed extractor above and bespoke pantry cupboards to each side. The kitchen also includes a Neff steam oven and Neff oven/microwave, Siemens larder fridge, Siemens larder freezer and dishwasher.



DINING AREA

Providing a fabulous view down the garden with a wall of handmade glazing and central doors opening out to the rear terrace giving an 'orangery' style feel. There is also a recess for a wall mounted TV.



LIVING AREA

The elegant living room is a true focal point of the home, centred around a striking fireplace that creates a warm and inviting atmosphere. Rich contemporary tones make it the perfect place for both relaxed family living and stylish entertaining.



UTILITY ROOM

Again beautifully fitted with an array of quality handmade units complimenting the kitchen, integrated dishwasher and concealed space for washing machine and tumble dryer. Belfast style sink with mixer tap, quartz surfaces, window overlooking the rear garden, Dijon limestone tiling to the floor, external access door to side.



GARAGE

Having a fully tiled floor, newly fitted automated roller up and over door, fitted units and inset double Belfast sink and quartz work tops, plumbing for automatic washing machine, space for further appliances, wall mounted Ideal gas fired central heating boiler and pressurised water cylinder.

FIRST FLOOR

LANDING

A simply stunning open landing with detailed cornicing and an area ideal for a study with window allowing light to flood in, however this could easily be converted into another bedroom.



BEDROOM 1

A luxurious bedroom suite with the bedroom area overlooking the rear garden with two large picture windows providing a stunning vista. Fitted wardrobes and drawers extend to one wall and a dressing area is furnished with a further range of fitted wardrobes and a dressing table with drawers.



EN-SUITE

A simply outstanding boutique style bathroom complete with Lusso stone sanitaryware and a big deep free-standing egg bath. There is a beautiful Carrara marble topped sink set in an elegant cabinet with large backlit mirror above, "walk in" shower area with glazed partition and rainhead and handheld shower system and a Villeroy and Boch wall hung W.C.. The room is completed by stunning contemporary tiling in neutral tones to the walls and floor together with a heated towel rail and underfloor heating.



BEDROOM 2

Again an elegant room with luxurious proportions and a large window overlooking the front elevation. Column radiator.



BEDROOM 3

Double bedroom with window to front and column radiator.



SHOWER ROOM

A stylish suite comprising low level W.C., trough wash hand basin in cabinet with Hansgrohe tap and "walk in" shower area with Hansgrohe rainhead and handheld shower system, glazed partition, contemporary porcelain tiling to the walls and floor, underfloor heating.



LOFT

Extensively boarded out with high height, all new insulation, and plumbing available, therefore ideal for a loft conversion.

OUTSIDE

Upon arriving at the property you will find a quality brick wall to the front boundary with pillars to either side of the driveway allowing access to the expansive gravelled forecourt bounded by ornamental trees. There is a generously sized single garage with automated up and over door, Dijon limestone tiled floor, fitted sink, units and heating system. Side access is available through a gate. The rear garden is an absolute delight having been meticulously designed and planted in recent times creating many areas of interest, places to entertain or relax. There is a patio area directly to the rear of the house with raised beds ideal for a small kitchen garden. A sweeping lawn extends beyond complimented by attractive borders and a further patio area part way down the garden will enjoy the sun throughout the day and into the evening. There is a timber archway shaped in a church style design through which a further garden is to be found. Down one length of the garden is a quality newly fitted timber fence with mounted lighting creating a stunning atmosphere during dusk and dark.





REAR VIEW

HEATING

The property has the benefit of a recently installed plumbing system with pressurised cylinder and gas fired central heating.

GLAZING

The property has the benefit of recently installed quality double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

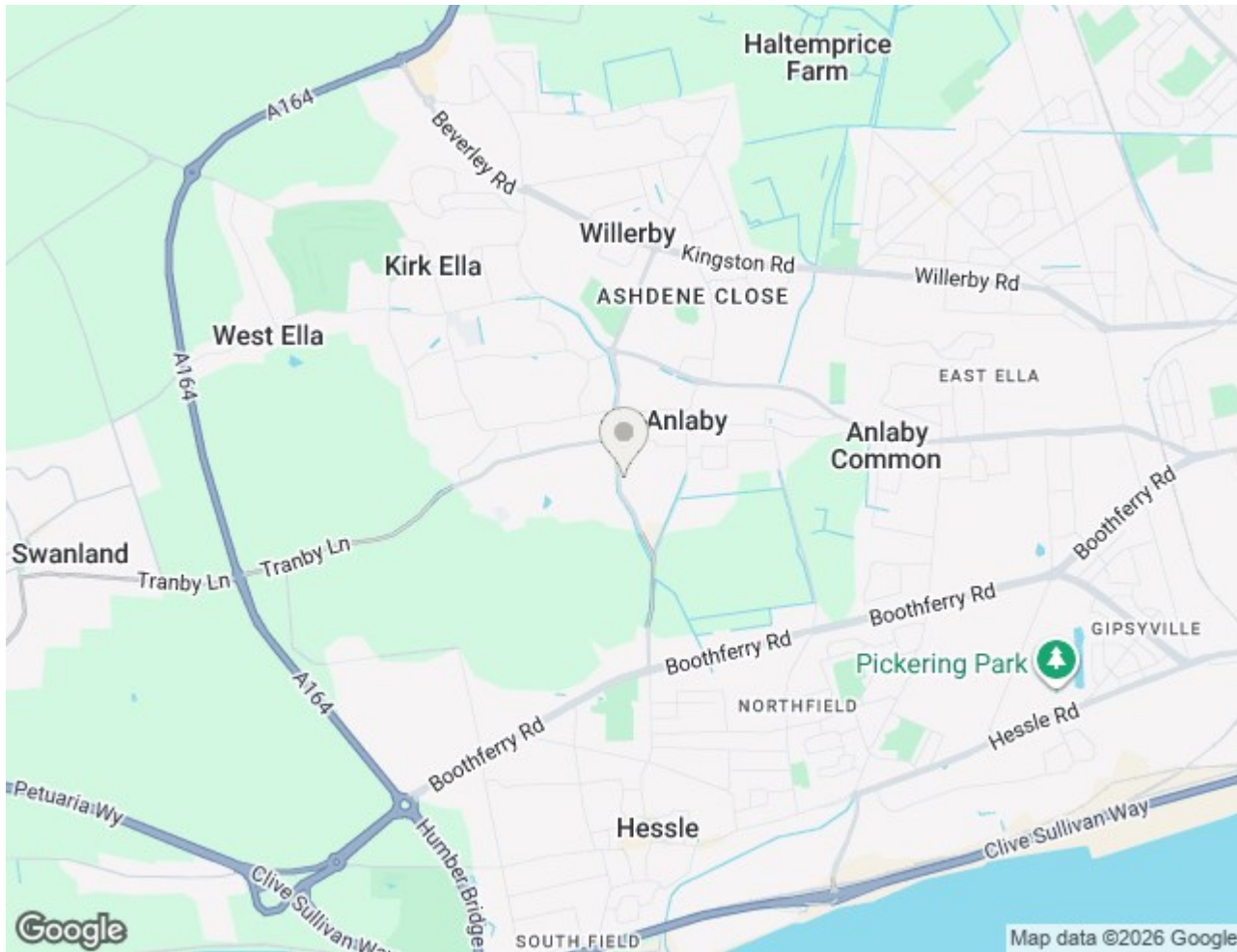
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.





Floor 0

**Approximate total area^m**1249 ft²116 m²**Reduced headroom**12 ft²1.1 m²

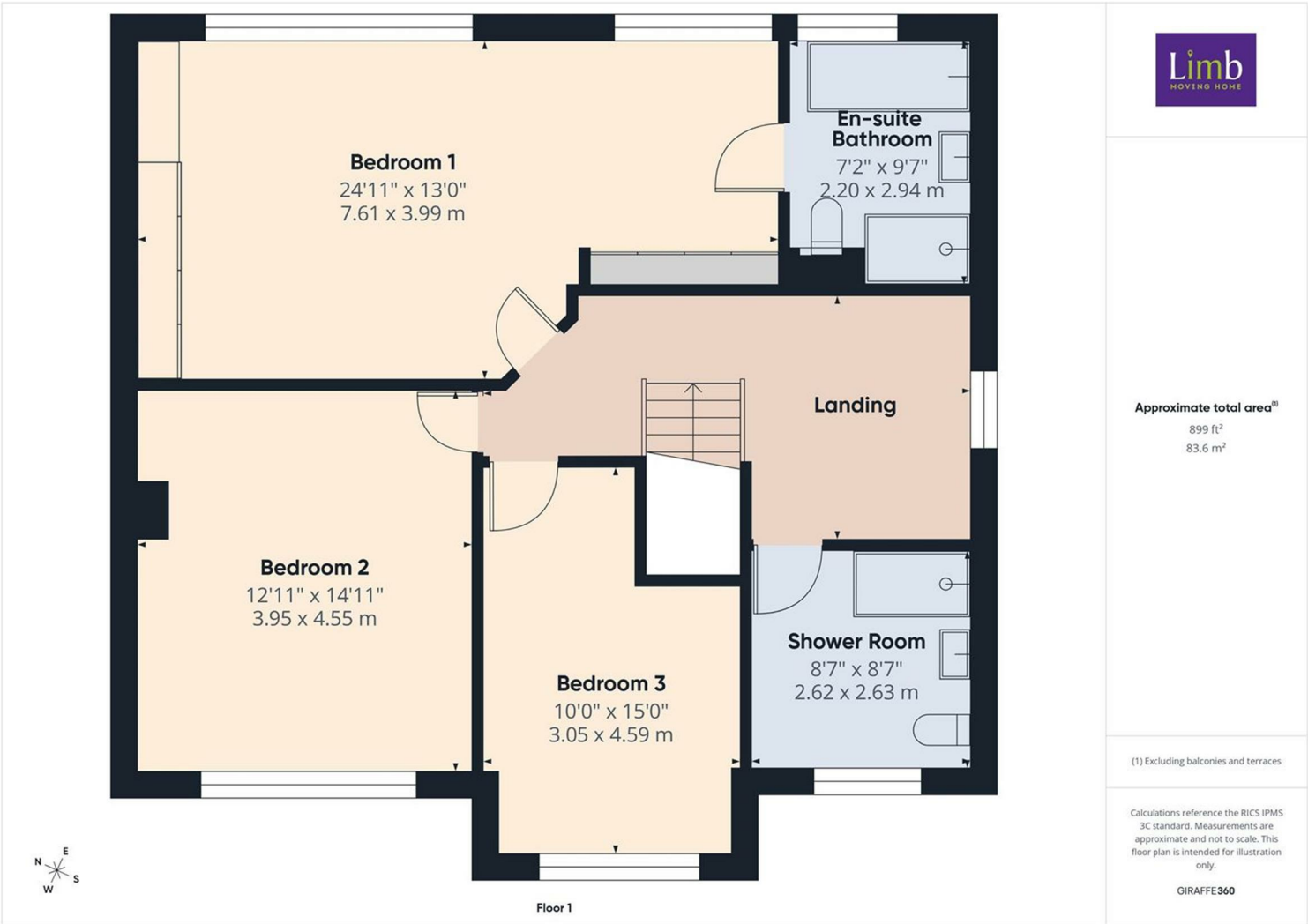
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	