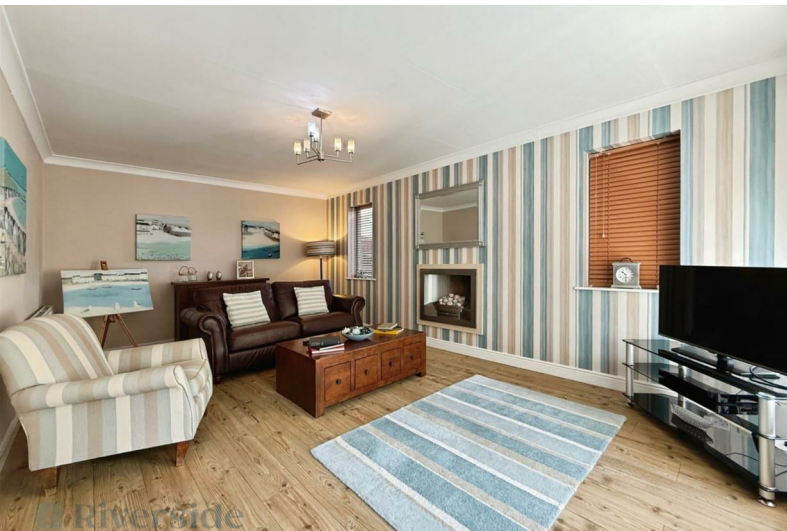




36 Beverley Road

, Kirk Ella, HU10 7QB

Asking price £460,000



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Summary

A Excellent Opportunity on Beverley Road, Kirk Ella – Offered with No Chain

Situated in one of the region's most desirable and sought-after residential locations, this impressive four-bedroom detached family home offers style, space, and versatility, making it perfect for modern family living. Set along prestigious Beverley Road in Kirk Ella, the property enjoys a prime position within close reach of highly regarded schools, local amenities, and excellent transport links.

Approached via a private driveway, the home benefits from ample off-street parking together with a garage, ensuring practicality matches the appeal of its setting.

Inside, the well-planned accommodation is both spacious and flexible. The heart of the home is a generous open-plan dining kitchen, ideal for family gatherings and entertaining, with direct access to the garden. A bright and inviting lounge provides a comfortable everyday living space, while a separate cinema room creates a superb additional reception area, perfect for relaxing evenings at home. Completing the ground floor is a convenient downstairs WC.

Upstairs, there are four well-proportioned bedrooms, each offering excellent natural light. The master bedroom boasts a modern en-suite shower room, while the remaining bedrooms are served by a stylish family house bathroom.

Externally, the property enjoys a private rear garden, providing an ideal setting for outdoor dining, play, or quiet relaxation.

With no onward chain, this is a rare chance to secure a substantial detached home on Beverley Road, Kirk Ella – early viewing is strongly recommended to fully appreciate the quality and location on offer.

Ground Floor:

Entrance Hallway

A light and welcoming entrance into this stunning family home via

UPVC composite door to the front, flanked with glass to flood the space with light. With fixed staircase to the first floor, laminate flooring and radiator.

Lounge

19'0" x 11'11" (5.80m x 3.65m)

A spacious lounge with UPVC double glazed window to the front and side, with gas fire, laminate flooring and radiator.

Cinema/ Additional Reception Room

15'6" x 8'2" (4.73m x 2.49m)

Additional reception room, currently used as a cinema room. With UPVC double glazed window to the front and side, carpet flooring and radiator.

Dining Kitchen

22'3" x 8'0" (6.79m x 2.44m)

A generous dining kitchen to the rear with UPVC double glazed window and bi-folding doors opening to the garden. Kitchen fitted with a range of base and wall mounted units, laminated worktops with cladding to splashback areas, inset composite sink, inset hob with extractor over and electric oven below and integrated washing machine. Allowing plenty of space for a dining table and radiator.

Utility Room

With windows to side and rear, ideal to house tumble/drier or additional appliances and extra storage.

WC/ Cloakroom

8'2" x 4'6" (2.49m x 1.38m)

With UPVC double glazed window to the side. Fitted with a low level WC, hand basin, radiator, boiler and a storage cupboard housing the meters.

First Floor:

Central Landing

A central landing, providing access to all first floor room and hatch to the loft plus UPVC double glazed window to the front.

Master Bedroom

13'3" x 12'0" (4.05m x 3.66m)

A generous master bedroom with UPVC double glazed window to the front, carpet flooring and radiator.

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En-suite

5'2" x 4'11" (1.59m x 1.51m)

A modern three-piece suite, comprising enclosed shower cubicle, low level WC, hand wash basin, tiling to the walls and chrome effect heated towel rail.

Bedroom Two

10'7" x 8'7" (3.25m x 2.62m)

Second double bedroom with UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom Three

10'4" x 8'2" (3.17m x 2.50m)

To the front with UPVC double glazing, fitted cupboard for storage, laminate flooring and radiator.

Bedroom Four/ Office

8'2" x 5'9" (2.51m x 1.77m)

Fourth bedroom/ office to the rear with UPVC double glazed window, laminate flooring and radiator.

House Bathroom

8'6" x 5'7" (2.60m x 1.71m)

Family bathroom with a three-piece suite comprising, panelled bath with shower over, low level WC, hand wash basin, tiling to the walls and heated towel radiator. UPVC double glazed window to the side.

Externally:

Front Of Property

The front of the property is private and hidden from the main road with trees and hedges. The driveway is gravelled and allows multiple cars. A retaining wall separates off a lawned garden.

Garage

17'3" x 11'1" (5.26m x 3.38m)

With electric up and over door to the front, and door to the rear leading round to rear garden. With lighting and power.

Rear Garden

Gated access to the side. Mostly laid to lawn with planted border and patio area for seating.

Council Tax Band

We have been advised the property is council tax band E, payable to East Riding of Yorkshire Council.

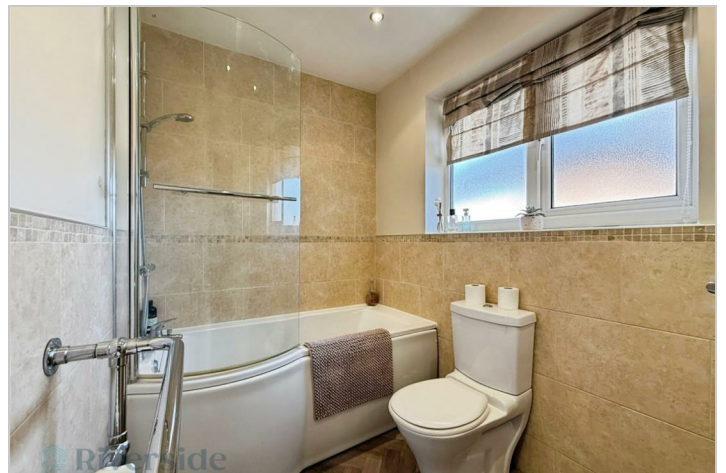
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



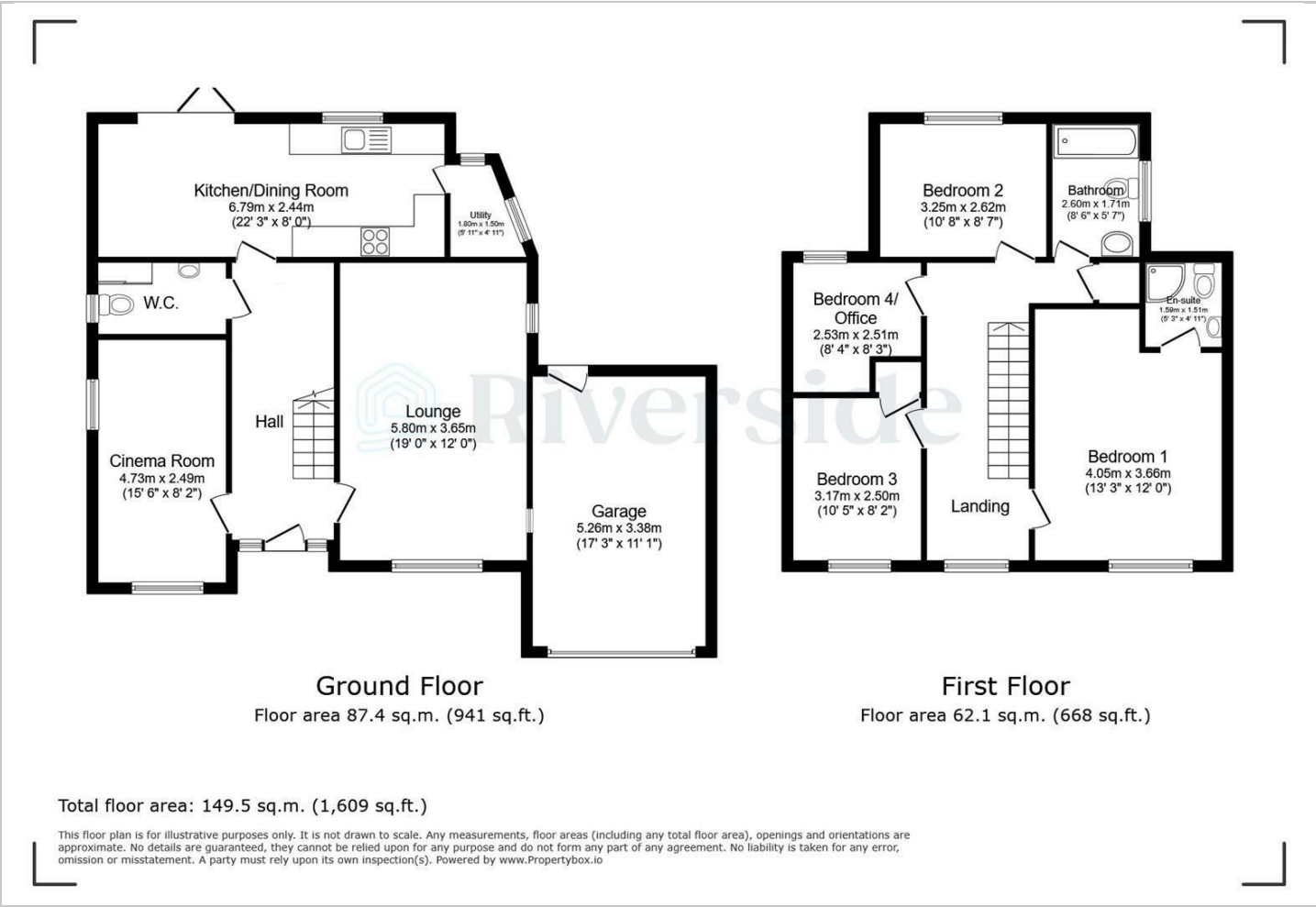
Hybrid Map



Terrain Map



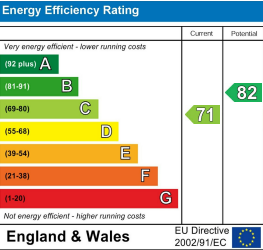
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.