



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **296 Beverley Road, Hull, Yorkshire HU10 7BG**

### **£435,000**

WELCOME TO THIS IMMACULATELY RENOVATED THREE-BEDROOM SEMI-DETACHED HOME ON PRESTIGIOUS BEVERLEY ROAD, ANLABY, OFFERING ELEGANT LIVING SPACE, A LARGE GARDEN, PRIVATE FOREST ACCESS AND EXCELLENT LOCAL AMENITIES.

Nestled in the highly sought-after area of Beverley Road, Anlaby, Hull, this immaculate semi-detached house presents an exceptional opportunity for modern living infused with charming character. Recently renovated to a high standard, the property greets you with a spacious hallway that leads into a beautifully designed home.

The ground floor features a delightful lounge, featuring a stunning fireplace that creates a warm and inviting atmosphere, perfect for relaxing evenings. Adjacent to the lounge, a second reception room offers seamless access to a large garden, ideal for outdoor entertaining or simply enjoying the tranquillity of your surroundings. The well-appointed kitchen diner is perfect for family meals and gatherings, providing ample space for culinary creativity. Additionally, a convenient downstairs w/c is located off the second reception room. As you ascend to the first floor, you will find three generously sized bedrooms, ensuring comfort for all family members. The family bathroom, along with a separate w/c, adds to the practicality of this lovely home.

One of the standout features of this property is the exclusive access to a private forest, available only to residents, offering a unique opportunity to immerse yourself in nature right at your doorstep. Furthermore, off-street parking and a garage provide practical solutions for your vehicle storage needs. Conveniently situated just a short distance from Anlaby Shopping Park, you will have a wide range of amenities at your fingertips. Hessle Town Centre is also a brief drive away, offering further shopping and dining options. This property is not merely a house; it is a wonderful home in a desirable location, perfect for families or anyone seeking a peaceful yet convenient lifestyle.

### **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 "E"

### **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.

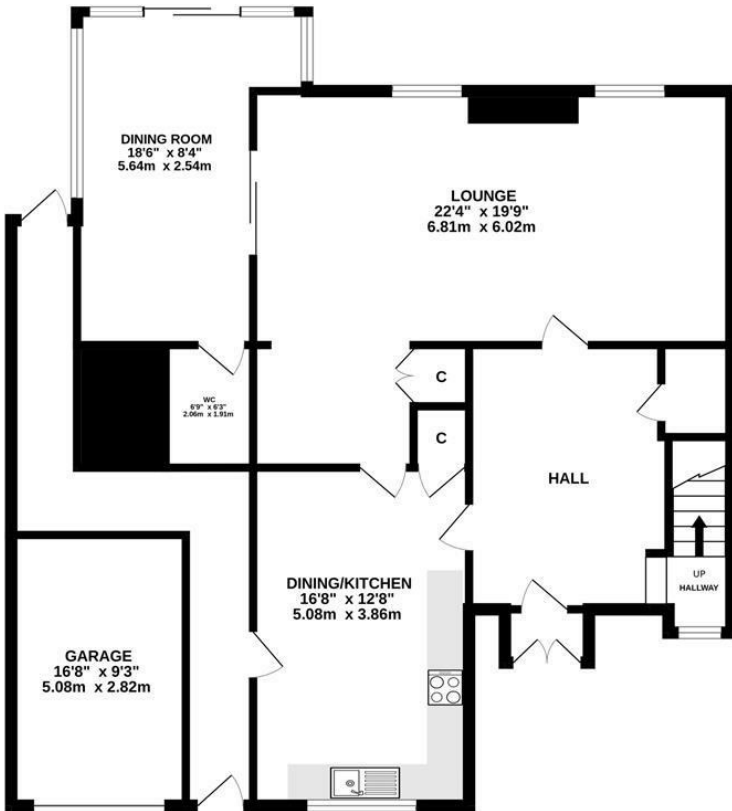
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

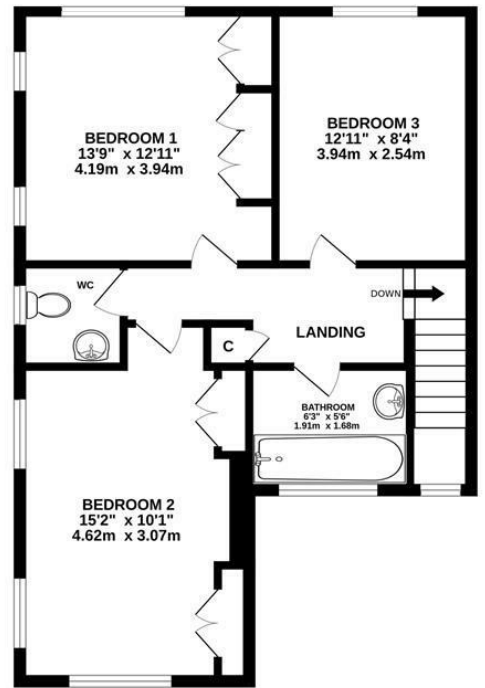
### **VIEWINGS**

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

**GROUND FLOOR**  
1335 sq.ft. (124.0 sq.m.) approx.

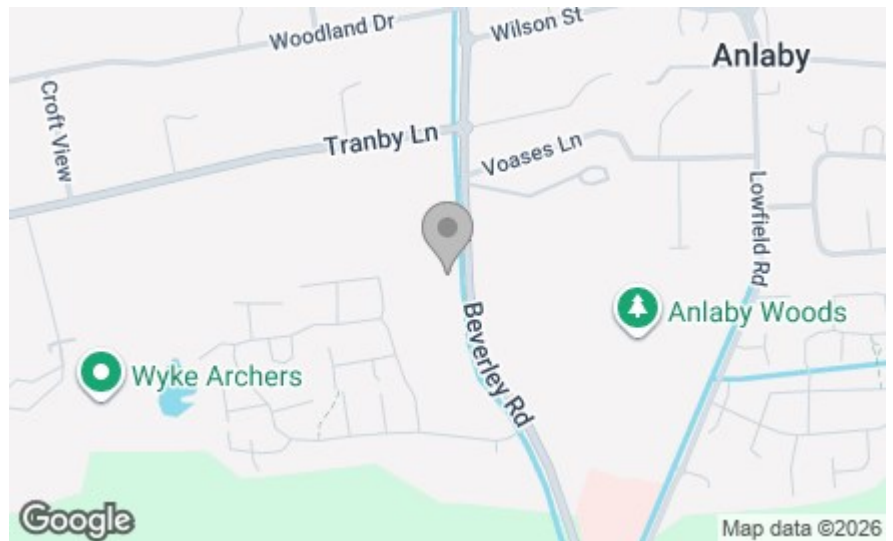


**1ST FLOOR**  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 sq.m.) approx.

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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>59</b>	<b>74</b>
England & Wales	EU Directive 2002/91/EC

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