

Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982

info@limbestateagents.co.uk

limbestateagents.co.uk

Limb
MOVING HOME



214 Beverley Road, Kirk Ella, East Yorkshire, HU10 7HE

- 📍 Superb Detached House
- 📍 Beautifully Appointed
- 📍 4 Bedrooms
- 📍 Council Tax Band = F

- 📍 Fabulous Dining Kitchen
- 📍 Large Rear Garden
- 📍 Must Be Viewed
- 📍 Freehold/EPC = D

£499,950

INTRODUCTION

This delightful four bedrooomed detached house stands in a highly desirable position on the westerly side of Beverley Road, ideally placed for all that Kirk Ella and Anlaby have to offer. Significantly extended over the years and beautifully appointed, the property retains much of its period character which combines the luxuries of modern living. A particular feature is the rear garden which extends to approximately 140 feet in length. The accommodation briefly comprises a lovely entrance hall with herringbone wood floor, formal lounge with deep bay window and a log burner to the chimney breast, sitting room and a stunning 31ft long dining kitchen opening out to the rear garden. There is also a utility room and downstairs W.C.. Upon the first floor are four bedrooms, bathroom and separate W.C.. The main bedroom has a useful "walk in" wardrobe which could be potentially converted into an en-suite. The property is approached across its own bridge which opens to a parking forecourt and a driveway leading onwards to an extended garage plus workshop and hobbies room. The rear garden enjoys a sunny westerly facing aspect and incorporates a large decked terrace and expansive lawn beyond.

LOCATION

The property stands on the western side of Beverley Road, a street scene which comprises many fine period homes and is so convenient for a range of amenities including shops, schools and recreational facilities. Anlaby village lies nearby and has an array of shops, restaurants and coffee houses. The surrounding area has a variety of supermarkets including Waitrose, Sainsburys, Morrisons, Lidl, Aldi and a Marks & Spencer's food store in the nearby, Anlaby Retail Park. Haltemprice Sports and Community Centre is nearby and schooling for all ages is available. Convenient access can be gained towards the Humber Bridge and the A63/M62 motorway network or into Hull City Centre to the east.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

17'7" x 7'6" approx (5.36m x 2.29m approx)

A lovely entrance hallway which has a staircase leading up to the first floor with cupboard under. There is a beautiful herringbone floor, window to side and delft rack to walls



LOUNGE

13'0" x 16'0" approx (3.96m x 4.88m approx)

Into bay window to front elevation. Feature fire surround to chimney breast housing a log burner. Moulded coving and ceiling rose.



SITTING ROOM

16'6" x 13'2" approx (5.03m x 4.01m approx)

Into bay window to side elevation. Double doors to rear. Feature oak fire surround to chimney breast with cast fireplace housing an open fire.



DINING KITCHEN

31'1" x 13'1" approx (9.47m x 3.99m approx)

A super room with bay window to side elevation and windows with central double doors opening out to the rear terrace. There is plenty of space for dining suite and settee etc. The kitchen features a range of high gloss fronted base and wall mounted units with work surfaces, sink and drainer with mixer tap, range cooker with stainless steel splashback and extractor hood above, dishwasher.





UTILITY ROOM

8'3" x 4'6" approx (2.51m x 1.37m approx)

With fitted base and wall mounted units, sink and drainer, plumbing for automatic washing machine, space for dryer, external access door.



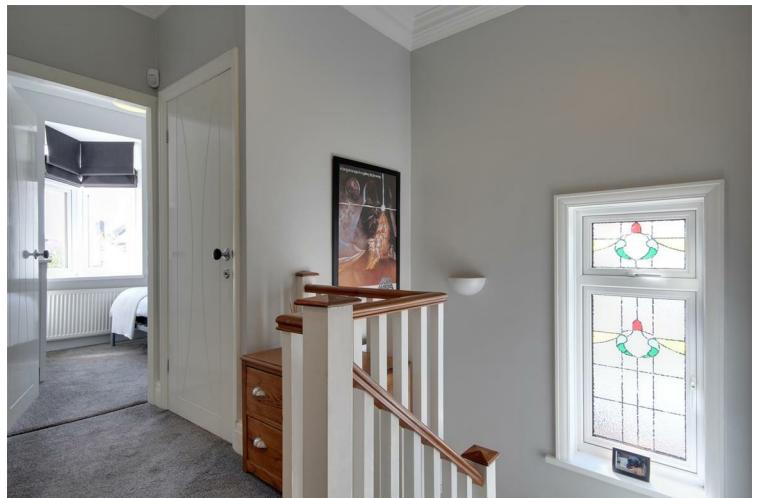
W.C.

With low level W.C. and wash hand basin, tiled surround.

FIRST FLOOR

LANDING

With window to side elevation.



BEDROOM 1

13'1" x 17'0" approx (3.99m x 5.18m approx)

Into bay window to front elevation. To one corner lies a "walk in" wardrobe which provides potential to become an en-suite.



BEDROOM 2

16'8" x 13'6" approx (5.08m x 4.11m approx)

Into bay window to side elevation, window to rear.



BEDROOM 3

11'9" x 9'0" approx (3.58m x 2.74m approx)

Window to rear elevation.



BEDROOM 4

7'5" x 7'5" approx (2.26m x 2.26m approx)

Oriel style cantilever window to front.



W.C.

With low level W.C. and wash hand basin.

BATHROOM

A stylish suite with shaped bath, shower over and screen, wash hand basin, tiling to walls and floor heated towel rail, cupboard to corner housing gas fired central heating boiler.



OUTSIDE

The property is set back from the road and approached across a bridge which opens to a concrete forecourt providing excellent parking facilities. A side drive leads onwards to the garaging. The extended garage measures approximately 30'0" x 8'3" beyond which is a workshop measuring 11'7" x 8'1" approx. with a further hobbies room measuring 8'3" x 7'3" approx. The rear garden is a particular feature enjoying a sunny westerly facing aspect and extending to approximately 140 feet in length. There is a large decked terrace directly to the rear of the house with an expansive lawn beyond with hedges and fencing to the borders.



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.

AGENTS NOTE

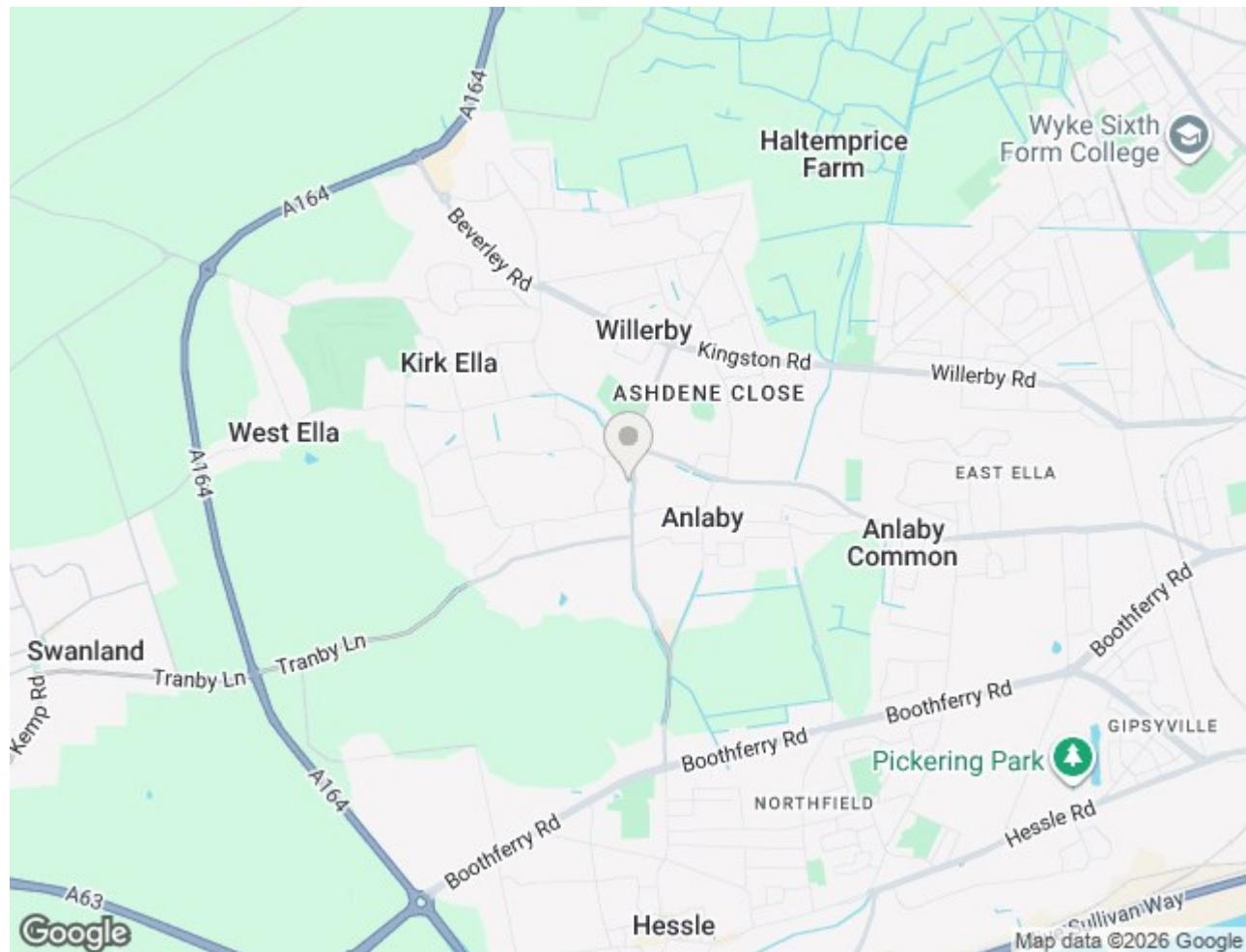
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

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.





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |