



Beverley Road, Kirk Ella HU10 7HA

Welcome to

Beverley Road, Kirk Ella

GUIDE PRICE £375,000 - £400,000

Stunning Home On Beverley Road, Kirk Ella with - Entrance Hall, Lounge/Diner, Study/Sitting Room, Fitted Kitchen, Utility Room, Conservatory, Family Bathroom & Ground Floor Cloakroom, 3 Bedrooms, Loft Space, Gardens & Off Street Parking! Book your viewing now!



Entrance Hall

With double glazed door to the front with matching side screens and stairs to the First Floor.

Cloakroom

With double glazed window to the side, low level wc and wash hand basin.

Study/Sitting Room

8' 8" x 11' 5" into bay (2.64m x 3.48m into bay)

With double glazed bay window to the front, radiator and coving to the ceiling.

Lounge/Diner

28' 8" into bay x 13' 7" (8.74m into bay x 4.14m)

With double glazed bay window to the front, feature log burner, television point, spot light points, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen/Breakfast Room

16' 5" x 9' 9" (5.00m x 2.97m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, spot light points, radiator, plumbing for a dishwasher and double glazed windows to the side and rear.

Utility Room

4' 8" x 7' 3" (1.42m x 2.21m)

With wall units, work surfaces, sink, plumbing for an automatic washing machine, space for a tumble dryer, and central heating boiler.

Conservatory

15' 3" x 12' 7" (4.65m x 3.84m)

With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side and stairs to the Loft Space.

Bedroom 1

12' 4" to front of wardrobes x 14' 3" into bay (3.76m to front of wardrobes x 4.34m into bay)

With double glazed bay window to the front, feature fireplace, radiator and built in wardrobes.

Bedroom 2

12' 3" x 13' 4" (3.73m x 4.06m)

With double glazed window to the rear, radiator and built in wardrobes.

Bedroom 3

7' 4" plus bow x 7' 3" (2.24m plus bow x 2.21m)

With double glazed bow window to the front, radiator and coving to the ceiling.

Bathroom

Bathroom with bath, walk in shower cubicle, concealed cistern w/c, vanity wash hand basin, towel style radiator, extractor fan, spot light points and double glazed windows to the side and rear.

Loft Space

12' 3" x 11' 1" (3.73m x 3.38m)

With 2 skylight windows to the rear, radiator, spot light points and eaves storage.

Outside

Front Garden

With wall, fencing and block paved driveway providing off street parking for several vehicles.

Rear Garden

With lawned area, paved patio area, side access gate, borders housing plants and shrubs, raised beds, With good sized shed/workshop. Fencing on the perimeter.



view this property online williamhbrown.co.uk/Property/WBY110926



Welcome to

Beverley Road, Kirk Ella

- GUIDE PRICE £375,000 - £400,000
- Beautifully Presented Home In Kirk Ella
- 3 Bedrooms & Loft Space
- Study/Sitting Room, Utility Room & Conservatory
- Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£375,000 - £400,000

Directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110926



Property Ref:
WBY110926 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



williamhbrown.co.uk