



*323 Beverley Road, Anlaby, East Yorkshire, HU10 7BE*

Semi-Detached House

Over 1,400 Sq.Ft. Accommodation

4 Bedrooms

Council Tax Band = E

Open Plan Living Kitchen

Lounge With Large Projector

Gardens, Drive & Garage

Freehold / EPC = D

**£359,000**

## INTRODUCTION

Occupying an advantageous corner plot, this spacious semi-detached home offers in excess of 1,400 sq ft of accommodation arranged over three floors, making it ideal for a growing family seeking substantial room and practical utility.

The ground floor is designed for modern living. A spacious entrance hallway provides access to a dedicated lounge, which features a feature electric fire and a projector screen. The heart of the home is the open-plan living kitchen with log burning stove, complemented by a separate utility room and a cloaks/W.C.

The accommodation continues onto the first floor, which hosts three bedrooms, two of which benefit from fitted wardrobes, and a main family bathroom. The property benefits from a professionally adapted top floor, where the converted loft space provides a fourth bedroom and an additional W.C.

Externally, the large corner plot provides gardens extending to the front, side, and rear. A driveway offers excellent parking in front of the detached double garage. The rear garden is set up for outdoor enjoyment, featuring a main patio directly adjoining the house, a lawn, and a further rear patio complete with a pergola for dedicated entertaining space.

## LOCATION

The property is situated along Beverley Road, Anlaby, at its junction with Wilson Street. The village of Anlaby lies approximately 5 miles to the west of Hull City Centre and has a good range of local shops and general amenities. A variety of supermarkets are located within a 10 minutes drive including Waitrose, Sainsbury's, Morrisons, Lidl, Aldi and a Marks & Spencer's food store in a nearby retail park. The area also provides a good number of leisure facilities with Haltemprice Community and Sports Centre close by. Schooling for all ages is available together with good public transport links. Convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

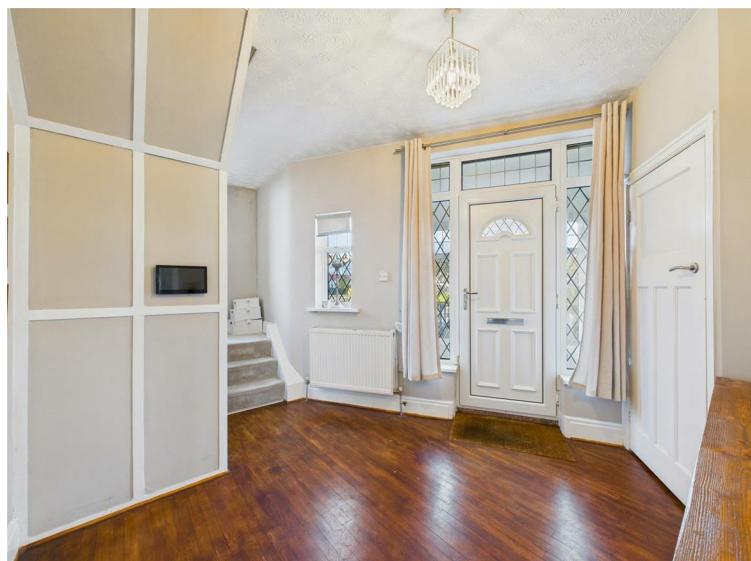
Residential entrance door to:

### ENTRANCE PORCH

With door to:

### ENTRANCE HALLWAY

Spacious and welcoming with storage cupboard and staircase leading up to the first floor.



## LOUNGE

Featuring an electric fire and pull down projector screen. Bay window to the front elevation.



## LIVING KITCHEN

Having a range of shaker style base and wall units with contrasting worktops incorporating a sink and drainer, double oven, induction hob, dishwasher and housing for a fridge/freezer.



## LIVING/DINING AREA

With bay window to rear and log burning stove upon a slate hearth with oak mantle. Built in units to alcoves. Built in seating with dining table.



## REAR LOBBY/UTILITY

With plumbing for a washing machine and space for dryer. External access door to rear.

## CLOAKS/W.C.

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

## FIRST FLOOR

### LANDING

With large storage cupboard, window and feature stained glass window to the front elevation.

### BEDROOM 1

With built in wardrobes and bay window to the front elevation.



## BEDROOM 2

With fitted wardrobes and window to rear.



## BEDROOM 3

Window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor, inset spot lights and window to rear.



## SECOND FLOOR

### LANDING

### BEDROOM 4

With eaves storage and velux windows to the front elevation.

### W.C.

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

## OUTSIDE

The large corner plot provides gardens extending to the front, side, and rear. A driveway offers excellent parking in front of the detached double garage. The rear garden is set up for outdoor enjoyment, featuring a main patio directly adjoining the house, a lawn, and a further rear patio complete with a pergola for dedicated entertaining space.



*REAR VIEW*



*SIDE VIEW*



## DRIVE & GARAGE



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

## 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 heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## VIEWING

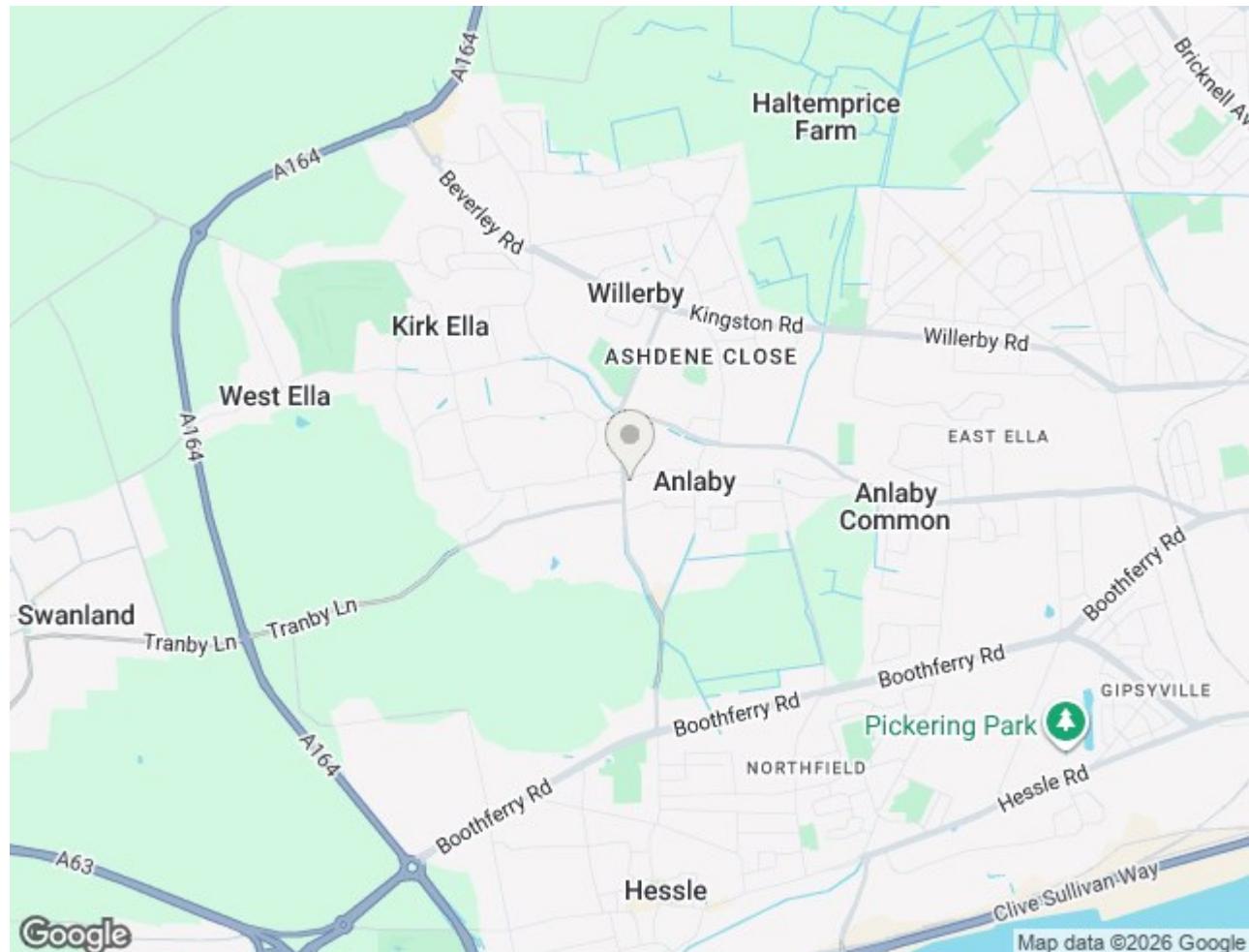
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

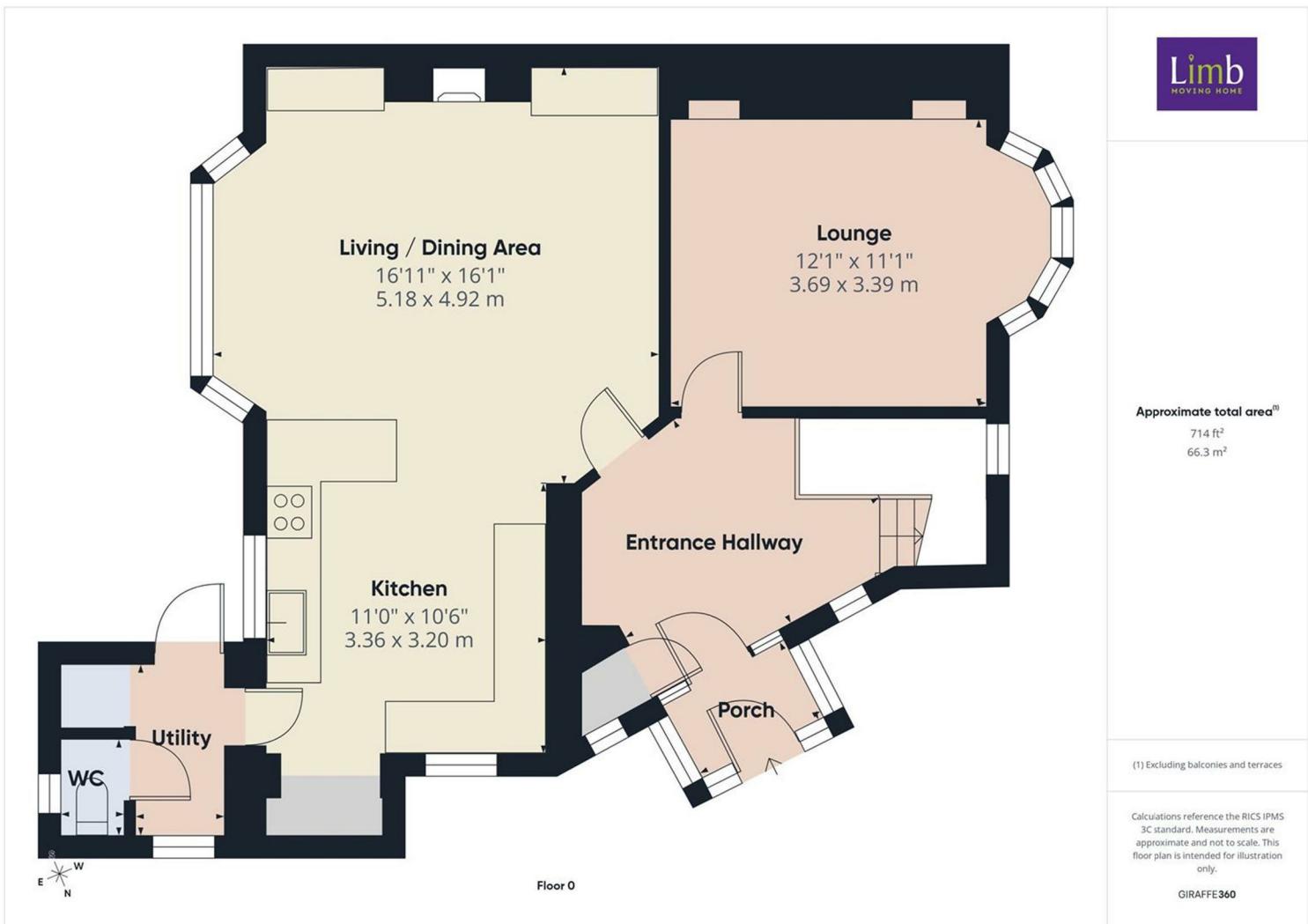
## PHOTOGRAPH DISCLAIMER

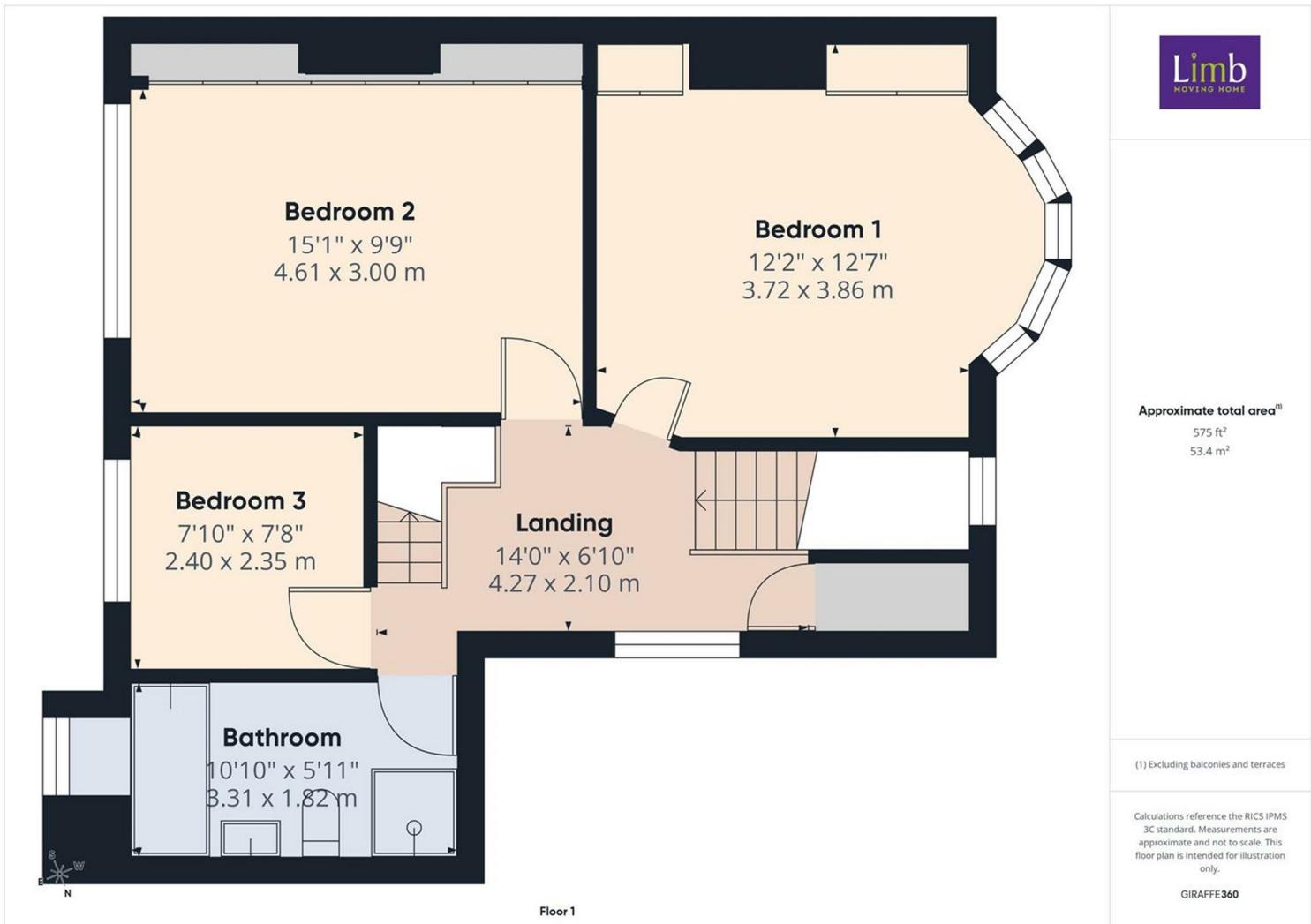
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

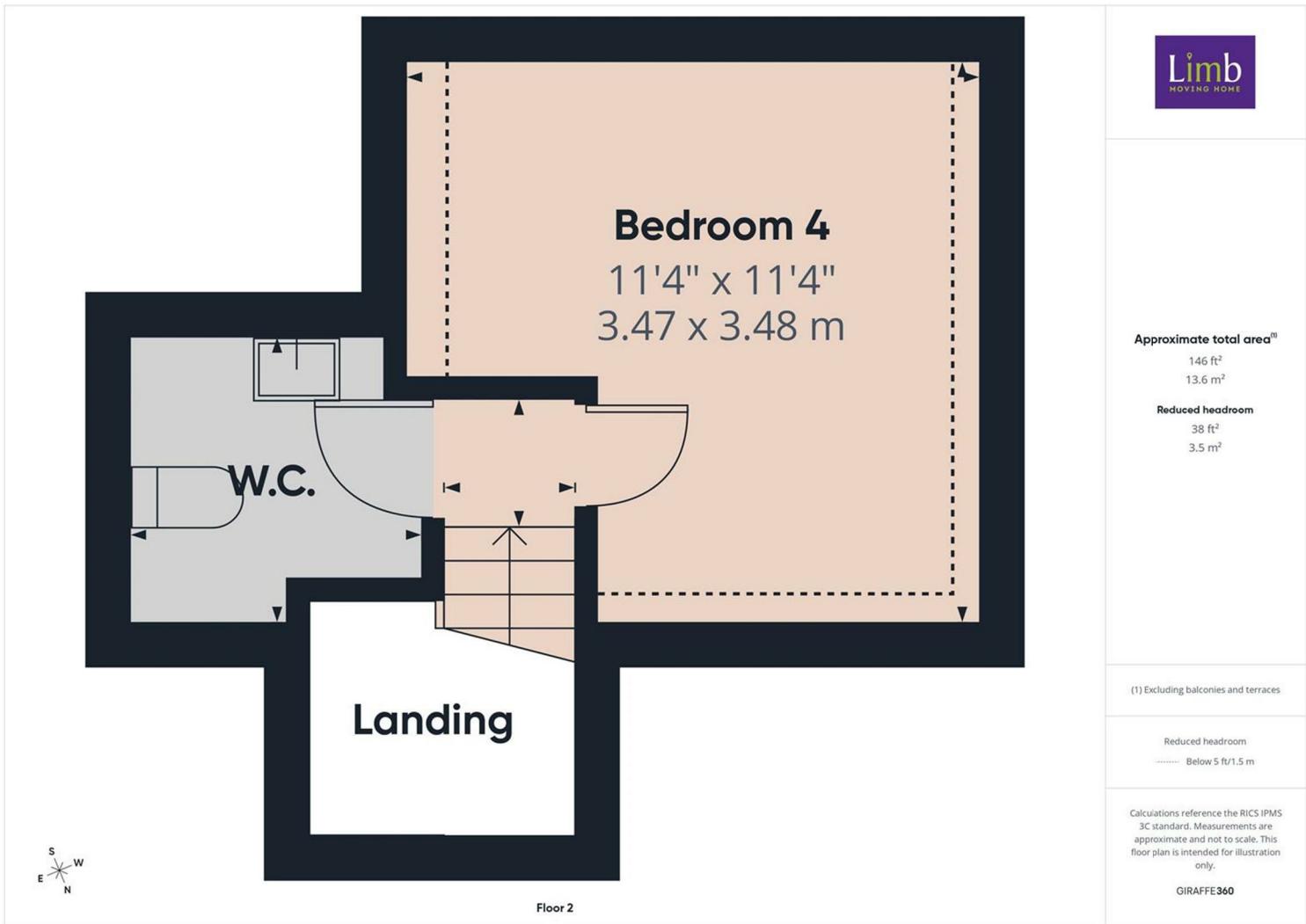
## PROPERTY TO SELL?

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.









## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	