Whitakers
Estate Agents

312 Beverley Road, Anlaby, HU10 7BG

£540,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this well presented, detached true bungalow which is established on expansive and mature grounds equating to an impressive 0.7 acres within the Anlaby Village.

The residence briefly comprises entrance hall - with front cloakroom - that leads to the lounge incorporating a bay window to the front aspect, dining room and fitted kitchen with utility room that allows access to the integral garage, and rear cloakroom off.
The inner hall acquaints to the three double bedrooms, and a bathroom suite furnished with a four-piece suite. The principal bedroom benefits from a newly appointed en-suite shower room.

Externally there is a large gravelled garden to the front with mature shrubs and trees, vehicle access island and up-and-over door to the integral garage which can provide secure off-street parking. Gates to both sides of the property open to the enclosed rear garden: mainly laid to lawn with mature borders and patio seating areas.

Taken together, the accommodation offers huge potential to anyone wishing to make the transition from a multi-storey property to a home primarily on the ground level without heavily compromising on land size or living space available.

The Accommodation Comprises

Porch
Wooden double glazed doors with side windows, and laminate flooring. Opening to

Front Aspect Living

Entrance Hall

Double glazed dual hardwood Yew doors opening to the porch section with solid light oak flooring. Mahogany inner doors opening to the hallway with with central heating radiator, large airing cupboard and solid light oak flooring. Leading to:

Front Cloakroom
Wooden double glazed window, central heating radiator, solid oak flooring and fitted with a two piece suite comprising pedestal sink with dual taps and low flush W.C.

Lounge

Wooden double glazed bay window, two dual aspect wooden double glazed windows, two central heating radiators, wood burner stove with tiled inset and wooden surround and solid light oak flooring.

Dining Room

UPVC double glazed French doors, two central heating radiators and carpeted flooring.

Kitchen

Wooden double glazed window, central heating radiator and plinth fan heater, large pantry, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, breakfast island, sink with mixer tap, provision for a gas cooker with vented hood above and a host of integrated appliances including a fridge, freezer and a dish-washer.

Utility Room

Wooden double glazed window, central heating radiator, tiled flooring and fitted with a range if floor and eye level units, contemporary worktop with splashback tiles above and sink with mixer tap.

Rear Lobby
Wooden double glazed door, door to the integral

garage, plumbed for an automatic washing machine and tiled flooring.

Rear Cloakroom
Wooden double glazed window, tiled flooring and fitted with a two piece suite comprising pedestal sink with dual taps and low flush W.C.

Rear Aspect Living

Inner Hallway
Central heating radiator and carpeted flooring. Leading to:

Bedroom One

Two dual aspect wooden double glazed windows, central heating radiator and carpeted flooring,

En-suite

Newly appointed modern en-suite fitted with a walk-in shower, wash basin and a low flush WC,

Bedroom Two

Two dual aspect wooden double glazed windows, central heating radiator and carpeted flooring.

Bedroom Three

With access to the loft hatch, wooden double glazed window, central heating radiator and carpeted flooring.

Bathroom

Wooden double glazed window, two central heating radiator, fully tiled and fitted with a four piece suite comprising panelled in alcove bath with mixer tap and shower, Merlyn style walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

External

Externally there is a large gravelled garden to the front with mature shrubs and trees, vehicle access island and cedar electric up-and-over door to the integral garage which can provide secure off-street parking. Gates to both sides of the property open to the enclosed rear garden: mainly laid to lawn with mature borders and patio seating areas.

Garaging
Integral garage accessed via a cedar electric up-and-over door with connection to lighting / power. access to the loft hatch, central heating radiator and plumbed for an automatic washing machine.

Tenure
The property is held under Freehold tenureship.

Council Tax Band
Council Tax band - F
Local Authority - East Riding Of Yorkshire

EPC Rating
EPC rating - C

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Additional Services
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

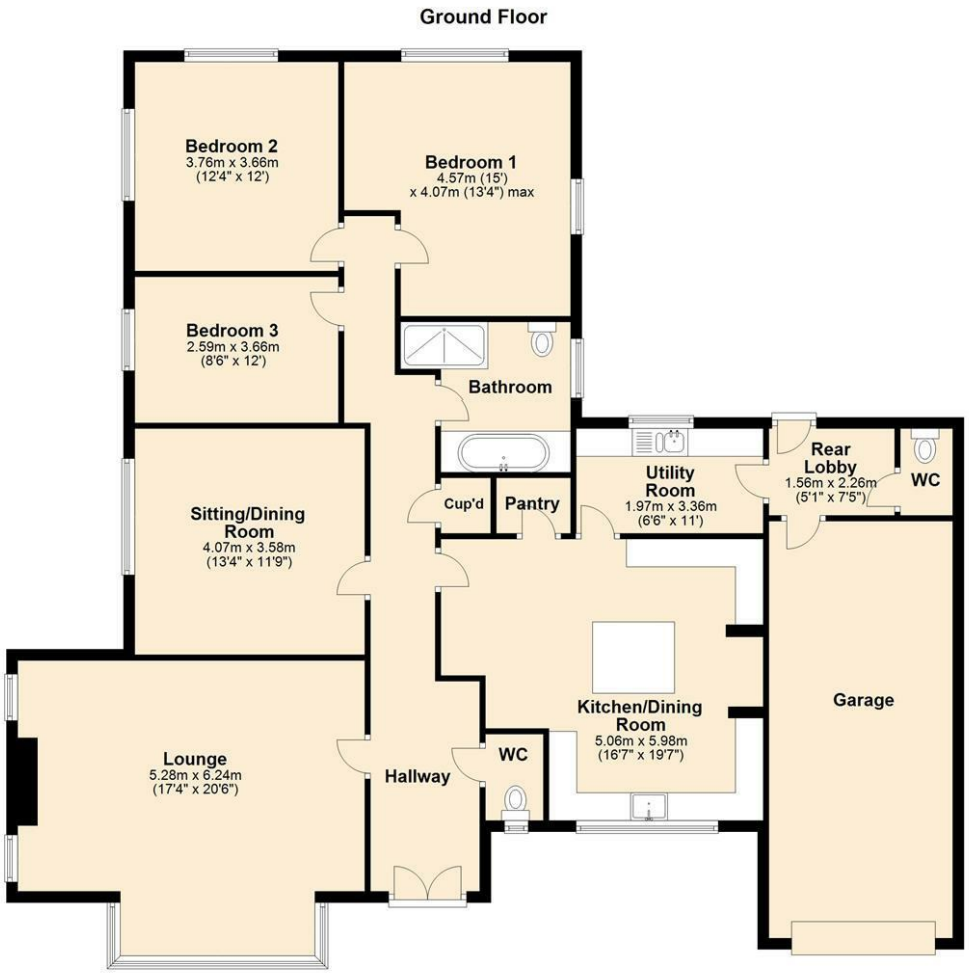
Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contact. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Aerial view

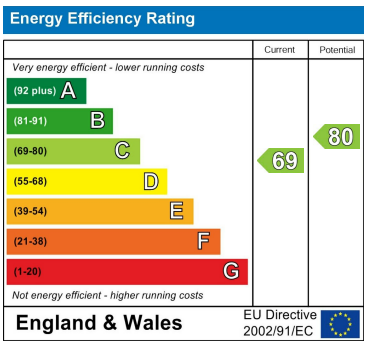
Floor Plan

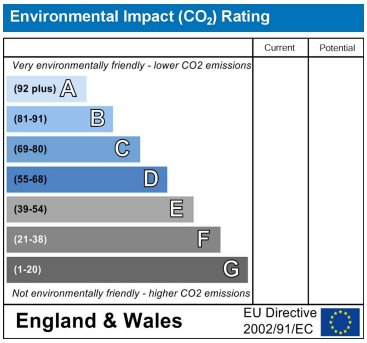


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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