



304 Beverley Road, Anlaby, Hull, East Riding of Yorkshire, HU10 7BG



NO ONWARD CHAIN ON THIS SPACIOUS FOUR-BEDROOM DETACHED HOME WITH OVER 1,600 SQUARE FEET OF LIVING SPACE, SET ON A GENEROUS PLOT SURROUNDED BY MATURE GARDENS AND NEIGHBOURING WOODLAND FOR ADDED PRIVACY.



Welcome to Beverley Road Anlaby. This is a home that offers space, comfort, and a connection to nature, making it ideal for families or anyone seeking a peaceful yet convenient lifestyle. With its bright and airy interiors and lush gardens, this property stands out as a place where you can truly feel at home.

What We Love

This home is all about balance, space, privacy, and convenience. The layout is flexible, with plenty of room for family life or entertaining, and the westerly-facing garden is a real highlight, perfect for enjoying sunny afternoons. The neighbourhood is equally appealing, offering a mix of natural beauty and practical amenities.

Located near Anlaby, the area is known for its scenic walks and charm. Families will appreciate the proximity to well-regarded schools, while the nearby retail park provides easy access to shops, supermarkets, and other essentials. The woodland surroundings add a sense of calm, making this a great choice for those who value outdoor space and privacy.

This property would suit a growing family or anyone looking to upsize to a home with character and room to breathe. Living here means enjoying the best of both worlds, peaceful surroundings with everything you need just a short walk or drive away.





What the Owner Loves

We've loved living here for so many years, it's been a wonderful family home. The location has been incredibly convenient, with easy access to local walks and Anlaby centre is just a short stroll away. The nearby retail park has been handy for shopping, and the schools in the area are excellent.

The privacy of the woodland surroundings has been a real joy, and the garden has been a favourite spot for us, especially in the summer.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

Please note: This property is not yet registered at the Land Registry. This is perfectly normal for some homes, particularly ones that have had the same owner for a long time, but it can mean that the legal work may take longer than usual. Buyers should factor this in when considering timeframes for moving.





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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

