



Beverley Road, Hull, HU10 7BD  
Offers Over £305,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Beverley Road, Hull, HU10 7BD

This wonderful 4 bedroom semi-detached home is bursting with character and charm having maintained many original features. Enjoying a delightful position being set-back from the main road this imposing property is ready and waiting for its next owner. With 4 bedrooms, 3 reception rooms, ample off-street parking, a garage and a Westerly facing garden what is not to love? We encourage all interested parties to act quickly, to avoid any disappointment.

## Key Features

- Traditional Semi Detached Home
- Westerly Facing Rear Garden
- Delightfully Positioned
- Ample Off-Street Parking
- 4 Bedrooms
- 3 Reception Rooms
- Rarely Available
- Scope to Improve
- Generous Living Space
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	81
EU Directive 2002/91/EC		
England & Wales		







## **ANLABY**

The village of Anlaby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops, with Morrisons, Waitrose & Sainsbury's supermarkets all within a short drive away. Anlaby Retail Park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

## **GROUND FLOOR;**

### **PORCH**

With glazed French doors leading to a front door.

### **ENTRANCE HALL**

A welcoming entrance hall with stairs and storage cupboard off.

### **LIVING ROOM**

13'5 x 15'3 into bay (4.09m x 4.65m into bay)  
A generous bay fronted living room with feature fireplace housing a gas fire.

### **SITTING ROOM**

13'5 x 11'11 (4.09m x 3.63m )  
A pleasant reception space with feature fireplace housing a gas fire and a window to the rear elevation.

### **BREAKFAST ROOM**

11 x 11 (3.35m x 3.35m)  
A versatile reception space with hardwood flooring and windows to both side elevations.

### **REAR LOBBY**

With storage cupboard, utility cupboard and side door off.

## **UTILITY CUPBOARD**

With plumbing for an Automatic Washing Machine.

## **KITCHEN**

11'8 x 5'11 (3.56m x 1.80m)  
With shaker wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Oven, Electric Hob and an extractor Fan. Further benefitting from plumbing for an Automatic Washing Machine/Dishwasher and a window to both the side and rear elevations.

## **FIRST FLOOR;**

### **BEDROOM 1**

11'8 x 15'9 into bay (3.56m x 4.80m into bay )  
A bedroom of double proportions with bay window to the front elevation, storage cupboard and an original feature fireplace.

### **BEDROOM 2**

11'10 x 12'3 + wardrobes (3.61m x 3.73m + wardrobes )  
A further bedroom of double proportions with fitted wardrobes, a storage cupboard and a window to the rear elevation.

### **BEDROOM 3**

13'4 max x 10'10 (4.06m max x 3.30m )  
A bedroom of double proportions with fitted wardrobes, overhead cupboards and chest of drawers, window to the side and rear elevations.

### **BEDROOM 4**

8'11 x 8'8 (2.72m x 2.64m)  
A generous single bedroom with window to the front elevation.

## **BATHROOM**

A modern bathroom with panelled bath and

overhead shower, vanity wash hand basin, tiled walls, heated towel rail and a window to the side elevation.

## **WC**

With low flush WC, partially tiled walls and a window to the side elevation.

## **EXTERNAL;**

### **FRONT**

A brick-set driveway providing ample off-street parking, shaped lawn and hedged borders.

### **REAR**

Westerly facing garden with brick-set patio area, pergola with Perspex roof, shaped lawn and fenced borders.

## **GARAGE**

With electric roller door, side door, light & power supply.

## **GENERAL INFORMATION**

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazing with the exception of 3 single pane windows and the back door.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.



**FIXTURES & FITTINGS** - Carpets & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES

Philip Bannister & Co.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

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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages

£200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)







GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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