



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

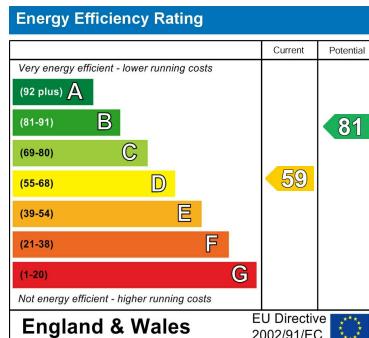
Philip
Bannister
Estate & Letting Agents

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 =





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

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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the 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.

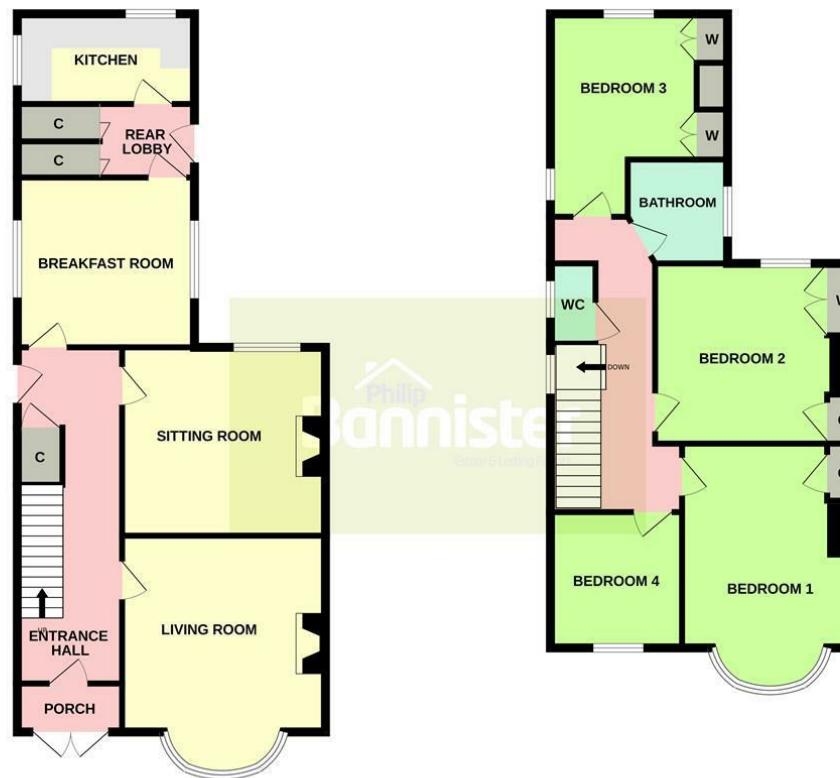
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon 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.
Made with Metrix 62004.



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