



Beverley Road, Kirk Ella, HU10 7HA

£440,000





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Platinum Collection

## **Beverley Road, Kirk Ella, HU10 7HA**

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Situated in a highly sought-after area, this impressive home is set back from the road and accessed via a private driveway, offering standout kerb appeal.

Inside, the property features three spacious reception rooms, a modern kitchen with utility, four well-proportioned bedrooms, and a stylish family bathroom.

Outside boasts a large southerly-facing garden and ample driveway parking for multiple vehicles. Early viewing recommended.





# Beverley Road, Kirk Ella, HU10 7HA

## Key Features

- Superbly Appointed
- Fantastic Southerly Facing Rear Garden
- Highly Desirable Location
- 3/4 Reception Rooms
- 3 Bedrooms + Loft Room
- Fabulous Family Home
- Virtual Tour
- EPC = D



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		
	60	76
England & Wales	EU Directive 2002/91/EC	



## KIRK ELLA

The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall with solid wood flooring, providing access to the accommodation with stairs off.

### STUDY

A versatile reception room currently utilised as a study with bay window to the front elevation.

### LIVING / DINING ROOM

A through living/dining room with ample room for both, benefitting from karndean flooring throughout, a feature dual fuel burning stove, recessed spotlights, a bay window to the front elevation and sliding doors to the Conservatory.

### CONSERVATORY

A handy addition providing further reception space with a great aspect over the rear garden, laminate wood flooring, window to the side and rear elevations and French doors leading to the rear garden.

### KITCHEN

## UTILITY ROOM

With plumbing for an Automatic Washing Machine, space for a Tumble Dryer, laminated work surfaces and a sink unit.

## REAR LOBBY

### WC

With a concealed cistern WC, vanity wash hand basin, feature wall panelling, recessed spotlights and a window to the side elevation.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with fitted wardrobes, cast iron feature fireplace and a bay window to the front elevation.

### BEDROOM 2

A further double bedroom with a fitted wardrobe and a window to the rear elevation.

### BEDROOM 3

A generous single bedroom with window to the front elevation.

### BATHROOM

A modern family bathroom with a four piece suite comprising of a panelled bath, a walk-in-shower and a vanity unit housing a WC and a wash hand basin. Further benefitting from tiled flooring and walls, recessed spotlights, a heated towel rail and window to the rear elevation.

## LOFT AREA;

### LOFT ROOM

With fixed staircase, 2 Velux windows and recessed spotlights.

## EXTERNAL;

## FRONT

Accessed via a bridge opening to a brick-set driveway with ample room for multiple vehicles.

## REAR

A southerly facing rear garden with shaped lawn, timber fencing, brick built shed, timber shed and fenced borders.

## 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 glazed frames.

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, curtains & 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.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our







verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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 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)

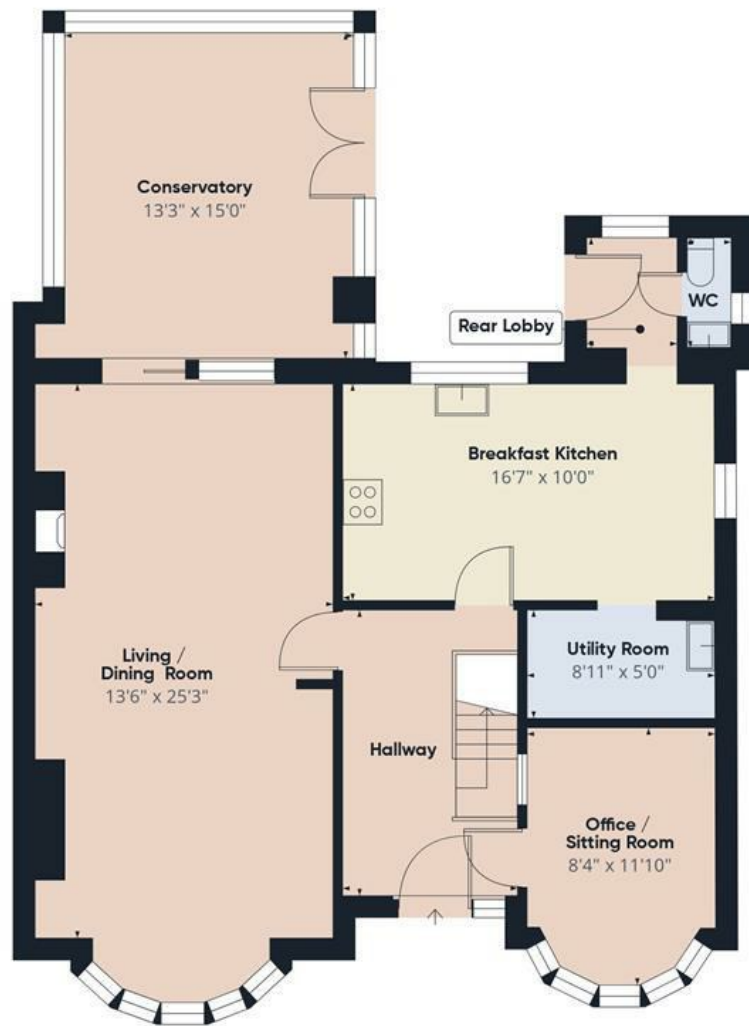












Ground Floor



Floor 2



First Floor

**Approximate total area<sup>(1)</sup>**  
1692 ft<sup>2</sup>

**Reduced headroom**  
49 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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