



Beverley Road, Hull, HU10 7HA

Asking Price £440,000



Platinum Collection

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Located in the highly sought-after village of Kirk Ella, this three bedroom semi-detached home has been thoughtfully extended to provide excellent family accommodation. The property boasts a lovely welcoming entrance hall, a through lounge/dining area, Sun room and an extended dining kitchen perfect for entertaining, rear lobby, cloakroom/wet room, utility Area and office/study. To the first floor are three good sized bedrooms and a luxury bathroom. Outside to the front of the property is a garden and a driveway offering off road parking which is accessed via a bridge, The beautifully manicured and landscaped, south-facing rear garden is a particular highlight,, a balcony can be accessed via Bedroom 2 and offers a serene outdoor space to enjoy throughout the year. This is a credit to it's current owners and must be viewed early to avoid any disappointment.



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Key Features

- Located in A Popular Location In Kirk Ella, Credit To It's current Owners
- Exceptionally Spacious Family Accommodation
- Entrance Hall, Through Lounge/Dining Area
- Sun Room, Extended Dining Kitchen, Rear Lobby
- Wet Room, Utility Lobby An Study/Office
- Three Bedrooms (two fitted), Fabulous Bathroom, Balcony off Bedroom 2
- Set back from the road this fabulous home is approached via a bridge, South Facing Landscaped Rear Garden
- South Facing Landscaped Rear Garden, Driveway
- EPC - 1D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	81
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

with double glazed entrance door, inset lights, oak engineered wood effect flooring, understairs cupboard and stairs to the first floor.

THROUGH LOUNGE/DINING AREA

30' into bay x 12'1 (9.14m into bay x 3.68m)
Lounge Area - with double glazed rounded bay window to the front elevation, feature fireplace with log burner and solid wood flooring.

Dining Area - with solid wood flooring and double doors into the:-

SUN ROOM

11' x 9'2 (3.35m x 2.79m)
with oak engineered wood effect flooring and bi-folding doors that lead out onto the patio area.

EXTENDED DINING KITCHEN

20'10 x 13'2 narrowing to 8'10 (6.35m x 4.01m narrowing to 2.69m)
with a range of base and wall unit, quartz work tops,

pan drawers, enamel sink unit, range cooker, extractor hood, built in dish washer, inset lights, splash back tiling, tiled floor with under floor heating, double glazed window to the rear elevation and storage cupboard housing boiler.

REAR LOBBY

with double glazed entrance door and tiled floor.

WETROOM/CLOAKROOM

3' 10 x 5'5 (0.91m 3.05m x 1.65m)
with a bespoke shower, wash hand basin, w.c., fully tiled to walls, double glazed window to the side elevation and tiled floor with under floor heating.

UTILITY LOBBY

5' x 5'5 (1.52m x 1.65m)
with double glazed window to the side elevation, plumbing for automatic washing machine, space for fridge and freezer and tiled floor.

OFFICE/STUDY

10'5 x 6'4 (3.18m x 1.93m)
with double glazed window to the side elevation and tiled floor.

FIRST FLOOR

LANDING

with double glazed window to the side elevation and access to roof void which is accessed via a pull down ladder and has a velux window.

BEDROOM 1

15' into bay x 10'1 (4.57m into bay x 3.07m)
with a double glazed rounded bay window to the front elevation, wood flooring and a range of built in wardrobes.,

BEDROOM 2

14'8 x 12'1 max measurement (4.47m x 3.68m max measurement)
with double glazed french door onto the balcony, wood flooring and a range of built in wardrobes.

BALCONY

with composite decking with inset lights and glass screens to all sides.

BEDROOM 3

8'9 x 6'2 (2.67m x 1.88m)
with double glazed window to the front elevation and wood floors.

BATHROOM

10'11 x 6'2 (3.33m x 1.88m)
with a three piece white suite, comprising a free standing bath, wash hand basin with vanity beneath, w.c., light up bathroom cabinet, inset lights, heated towel rail, fully tiled to walls, two double glazed windows to the rear and side elevation and tiled flooring with underfloor heating

EXTERNAL

Set back from the road this fabulous home is approached via a bridge leading to a sizeable, garden area with driveway providing ample off-street parking. To the rear is a well stocked and manicured, landscaped south facing garden with patio area, shaped lawn, timber fencing, garden shed and a further seating area.

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 D. (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.

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.

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.

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)

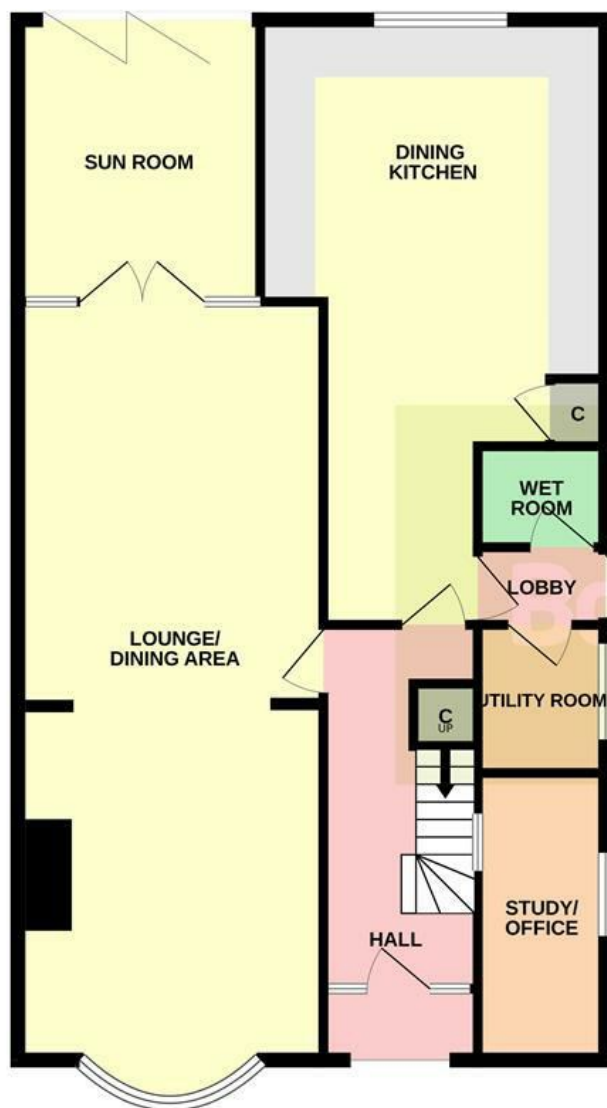
TENURE.

We understand that the property is Freehold.





GROUND FLOOR



1ST FLOOR





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