



Beverley Road, Hull, HU10 7HA
£465,000



Platinum Collection

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Located in the highly sought-after village of Kirk Ella, this rarely available 4-bedroom semi-detached home has been thoughtfully extended and remodelled to offer a modern, spacious living environment. The property boasts a stunning open-plan living dining kitchen area, perfect for both entertaining and family life. With generously sized bedrooms, each offering ample storage, the home provides a comfortable and practical layout. The beautifully landscaped, south-facing rear garden is a particular highlight, offering a serene outdoor space to enjoy throughout the year. This exceptional property is ideal for those seeking a stylish home in a desirable location.



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Key Features

- Fabulous Family Home
- Exceptionally Spacious Accommodation
- 4 Bedrooms (3 Doubles)
- Stunning Living Dining Kitchen
- Highly Desirable Location
- Rarely Available
- Beautifully Presented Throughout
- No Onward Chain
- South Facing Landscaped Rear Garden
- EPC =



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 providing access to the accommodation, with stairs and cloakroom off.

CLOAKROOM

With low flush WC, wash hand basin and window to the side elevation.

LIVING ROOM

14'7 + bay x 13'4 (4.45m + bay x 4.06m)

An extremely generous living room with alcove fitted storage cupboards, engineered oak flooring, a feature cast iron fireplace and a bay window to the front elevation.

LIVING DINING KITCHEN

19'9 x 24'5 (6.02m x 7.44m)

The hub of the home. A stunning open plan living dining kitchen with ample room for both relaxing and entertaining, benefitting from 3 sky lights, bi-folding rear doors and recessed spotlights. The kitchen benefits from Ivory shaker wall and base units with quartz worksurfaces with upstands and a breakfast

bar. Integrated appliances include an Induction Hob, Extractor Canopy, Electric Double Oven, Fridge/Freezer, Dishwasher and a Sink Unit with drainer.

UTILITY ROOM

7'6 x 7'8 (2.29m x 2.34m)

A handy utility area with white wall and base units, laminated work surfaces and a tiled splashback. Further benefitting from a stainless steel sink unit, plumbing for an automatic washing machine and space for a tumble dryer.

FIRST FLOOR;

BEDROOM 1

11'6 + wardrobes x 13'4 + bay (3.51m + wardrobes x 4.06m + bay)

A bedroom of double proportions with fitted sliding wardrobes and a bay window to the front elevation.

BEDROOM 2

11'11 x 9'11 + wardrobes (3.63m x 3.02m + wardrobes)

A further bedroom of double proportions with fitted sliding wardrobes and a window to the rear elevation.

BEDROOM 3

9'5 x 6'5 (2.87m x 1.96m)

A generous single bedroom with oriel bay window and a storage cupboard.

BATHROOM

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

SECOND FLOOR;

BEDROOM 4

16 x 12'7 (4.88m x 3.84m)

A bedroom of double proportions with fitted wardrobes a fixed staircase, recessed spotlights, 2 Velux windows and access to the en-suite.

EN-SUITE

A fully tiled en-suite with a three piece suite comprising of a shower cubicle, wash hand basin and a concealed cistern WC. Further benefitting from recessed spotlights.

EXTERNAL;

FRONT

Set back from the road this fabulous home is approached via a bridge leading to a sizeable driveway providing ample off-street parking.

REAR

A superbly landscaped south facing rear garden with block paved patio area, shaped lawn, timber fencing, garden shed and a further seating area.

GARAGE

With up & over door, light & power supply.

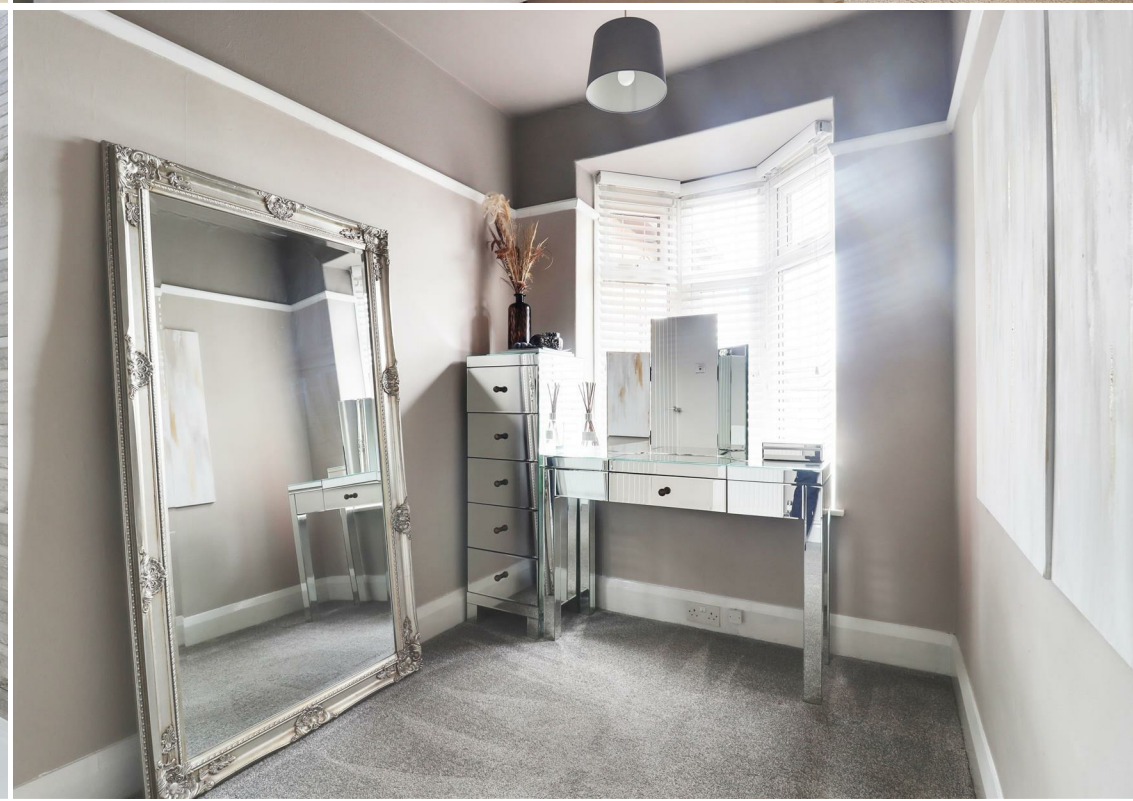
GENERAL INFORMATION

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 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.

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.

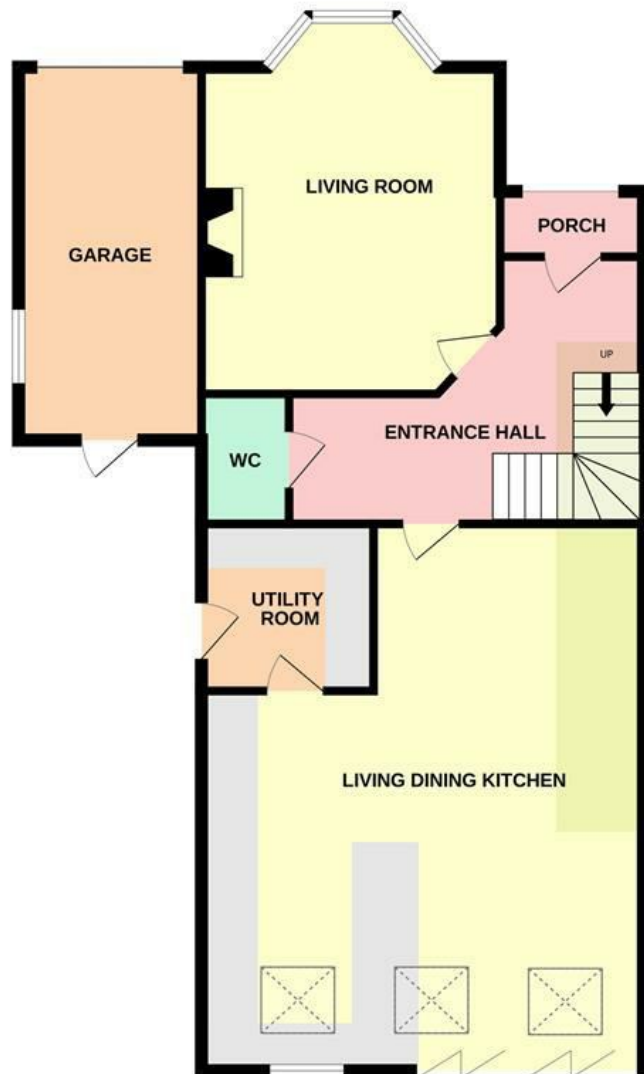
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to

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)





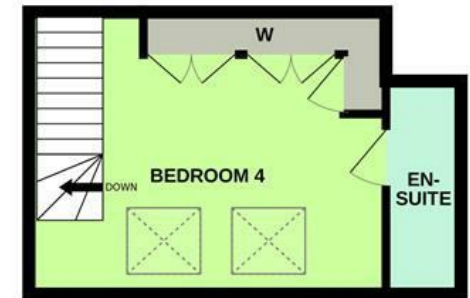
GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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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