

# Whitakers

Estate Agents



389 Beverley Road

, Anlaby, HU10 7BQ

No Onward Chain £520,000





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### The Accommodation Comprises

#### Ground Floor

##### Entrance Porch

Upvc double glazed entrance doors, further door leads to:

##### Entrance Reception

11'6" x 8'6" (3.50 x 2.58)

Enclosed central heating radiator, under stairs storage cupboard and staircase to landing off, plate rack.

##### Lounge

21'11" x 16'6" (6.67 x 5.02)

Upvc double glazed French windows, central heating radiators, feature fireplace. Access to the entrance reception, kitchen and conservatory.

##### Dining Room

18'7" x 13'0" Max (5.66 x 3.95 Max)

Upvc double glazed bay window, central heating radiator, Adam style fire surround with a marbled back, hearth and a living flame gas fire, picture rail.

##### Conservatory

22'8" x 16'5" Max (6.90 x 5.00 Max)

Upvc double glazed windows and double doors leading to the rear gardens, tiled flooring and an air conditioning unit.

##### Study

11'8" x 8'8" Max (3.56 x 2.64 Max)

Upvc double glazed bay window, central heating radiator, coved ceiling.

##### Breakfast Kitchen

22'0" x 17'0" Max (6.70 x 5.18 Max)

Upvc double glazed window and double doors leading to the conservatory, central heating radiator, a full range of base wall and drawer units, island unit and breakfast bar, fitted work surfaces, single drainer sink unit, split level oven and hob, integrated appliances including a dishwasher and fridge freezer, tiled flooring coved ceiling and down lighters.

##### Side Entrance Porch

Upvc double glazed entrance door, central heating radiator, tiled flooring.

##### Cloakroom

Low flush w.c, wash basin partially tiled and tiled flooring.

##### Utility Room

A range of base wall and drawer units, fitted work surfaces, gas central heating boiler, tiled flooring.

#### First Floor

##### Landing

Gallery landing with a full height feature window and a storage cupboard.

##### Bedroom One

16'2" x 11'1" (4.94 x 3.38)

Upvc double glazed bay window to the front elevation, central heating radiator, fitted wardrobes, under stairs storage cupboard, coved ceiling and laminate flooring.

##### Bedroom Two

16'6" x 13'0" (5.02 x 3.96)

Upvc double glazed window overlooking the rear gardens, central heating radiator, a full range of fitted wardrobes. Coved ceiling and laminate flooring.

##### Bedroom Three

14'2" x 11'2" Max (4.32 x 3.40 Max)

Large Upvc double glazed window to the front elevation, central heating radiator, coved ceiling, full range of fitted wardrobes.

##### Bedroom Four

9'9" x 9'7" Max (2.98 x 2.92 Max)

Upvc double glazed window, central heating radiator, fitted wardrobes, coved ceiling and laminate flooring.

##### Bathroom

Upvc double glazed window, central heating radiator,

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### Separate W.C

Low flush w.c And Upvc double glazed window

### Inner Lobby

Staircase to landing off...

### Second Floor

#### Additional Loft Space

19'7" x 13'1" (5.98 x 3.98)

Three Velux type windows, central heating radiator, a range of storage cupboard and wardrobes, access to the eaves.

#### Shower Facilities

Velux type window, central heating radiator, partially tiled and fitted with a three piece suite comprising large walk in shower cubicle, vanity basin and a low flush w.c, store room off with access to the eaves.

#### External

To the front of the property there is a large garden given over for extensive parking. A side path and gate lead to the stunning rear gardens which have a very large patio, lawned gardens with well stocked borders and boundary fencing, containing a vast number of specimen trees and bushes.

#### Agents notes

Services, fittings & equipment referred to in these sale

particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

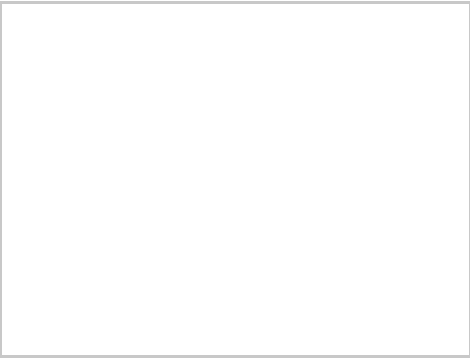
#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



Road Map



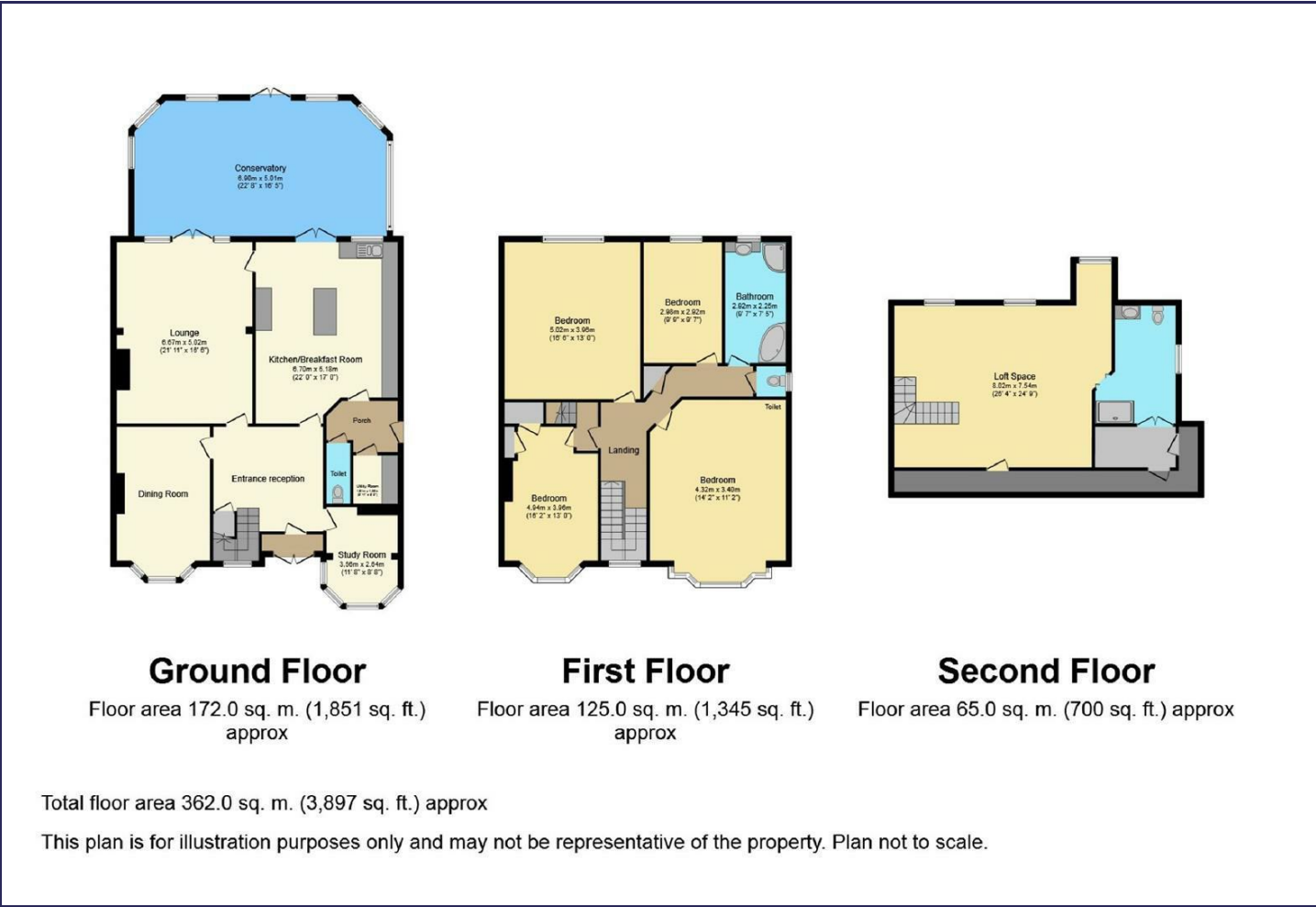
Hybrid Map



Terrain Map



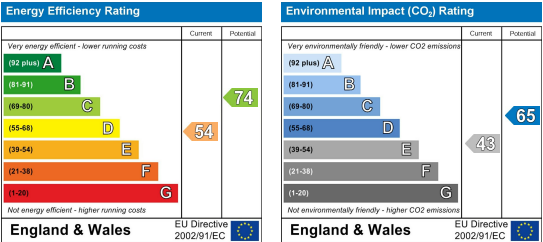
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.