Whitakers
Estate Agents

232 Beverley Road, Anlaby, HU10 7HF

£425,000

Whitakers Estate Agents proudly present this beautifully appointed semi-detached residence, thoughtfully upgraded by the current owner to provide exceptional proportions throughout. With around 1988 of square footage, this property is perfectly suited to family life, the home enjoys close proximity to the superb amenities, leisure facilities and transport connections of the Anlaby village.

Externally to the front aspect, there is a generously sized forecourt that accommodates off-street parking for multiple vehicles, and enhanced by decorative planting. A side drive extends down the side of the building, towards the detached garage.

Inside, a welcoming hallway sets the tone, leading to an elegant bay-fronted lounge. The ground floor unfolds into a flowing, predominantly open-plan arrangement, incorporating a utility space with cloakroom, a contemporary breakfast kitchen - designed with both everyday living and entertaining in mind, and spacious dining room.

Upstairs, first floor boasts two double bedrooms, and a further good bedroom, all of which are serviced by a bathroom furnished with a three-piece suite. A fixed staircase ascends to the second floor, and master bedroom complete with a large walk-in wardrobe, and en-suite shower room.

Tri-folding doors in the dining area open onto a composite decking seating area that over looks the generously sized, west facing enclosed rear garden - mainly laid to lawn with gravelled borders that are enhanced with decorative planting, and a further seating area.

The accommodation comprises

Front external

Externally to the front aspect, there is a generously sized forecourt that accommodates off-street parking for multiple vehicles, and enhanced by decorative planting. A side drive extends down the side of the building, towards the detached garage.

Ground floor

Hall

Composite entrance door with stained glass side windows, central heating radiator, under stairs storage cupboard, and laminate flooring. Leading to :

Living room 14'5" x 13'6" (4.41 x 4.13)

UPVC double glazed bay window, central heating radiator, feature fireplace, and carpeted flooring.

Utility area

UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a quartz worktop with splashback up stand above, sink with mixer tap, and integrated washing machine and dishwasher.

Cloakroom

UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Kitchen / breakfast room 28'5" x 20'6" (8.68 x 6.27)

Breakfast area

UPVC double glazed tri-folding doors, two central heating radiators, and laminate flooring.

Kitchen area

UPVC double glazed window, central and laminate flooring. Fitted with a range of floor and eye level units, quartz worktop with splashback upstand above, and integrated oven and hob with extractor hood above.

Dining room 15'4" x 11'7" (4.68 x 3.55)

Central heating radiator, and carpeted flooring.

First floor

Landing

UPVC double glazed window, central heating radiator, fixed staircase to the second floor, and carpeted flooring. Leading to :

Bedroom two 14'11" x 12'0" (4.55 x 3.68)

UPVC double glazed bag window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom three 15'1" x 11'5" (4.60 x 3.50)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 8'10" x 8'3" (2.70 x 2.54)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, and partly tiled to splash back areas with tiled flooring. Furnished with three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Second floor

Second floor landing

UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 14'4" x 12'0" (4.37 x 3.68)

Two UPVC double glazed windows, central heating radiator, large walk-in wardrobe with storage in the eaves and central heating radiator, and carpeted flooring throughout.

En-suite

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external

Tri-folding doors in the dining area open onto a composite decking seating area that over looks the generously sized, west facing enclosed rear garden - mainly laid to lawn with gravelled borders that are enhanced with decorative planting, and a further seating area.

Garage

Accessed via an up-and-over door / side door, and with connection to lighting / power.

Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - ANL020232000
Council Tax band - E

EPC rating

EPC rating - E

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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 Agent Declaration

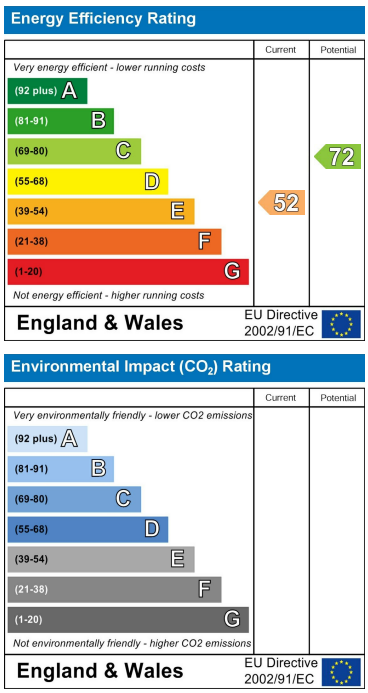
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

Total area: approx. 184.8 sq. metres (1988.6 sq. feet)

Area Map

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk