

Whitakers

Estate Agents



401 Beverley Road, Hull, HU10 7BQ

Offers Over £650,000

This magnificent six bedroom family home has been significantly enhanced to provide ample accommodation for a growing family looking to reside in the much sought after Anlaby village area.

The accommodation briefly comprises of entrance hall, spacious lounge, large sitting room, day room which leads off from the centre piece of the property - a stunning living dining kitchen which has bi folding doors providing excellent indoor / outdoor living when combined with the terrace and extensive gardens. The kitchen area has contrasting units with granite work tops and a separate utility area and a useful cloakroom. On the first floor there are six bedrooms – two en-suite shower rooms and a family bathroom.

The property enjoys well maintained landscaped grounds, set in approximately a quarter acre, with ample off-street parking to the front to accommodate multiple cars and leading to the integral garage.

Falling into the catchment of prestigious local schooling, Anlaby village is well served by a host of local amenities and leisure facilities, all of which are connected by highly accessible transport links that provide an easy commute to the city centre and surrounding villages.

Early viewing is recommended to appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall



A bespoke entrance door leads to the hallway, UPVC double glazed window, gas central heating radiator, solid wood flooring, curved ceiling, under stairs storage and meter cupboard, house alarm panel and staircase to the landing.

Lounge 19'8" x 12'11" maximum (6.00m x 3.96m maximum)



UPVC double glazed bay window, gas central heating radiator, stone fireplace with an open grate and black marble hearth, curved ceiling.

Sitting Room 17'0" x 14'11" maximum (5.20m x 4.55m maximum)



Bi fold doors leading to the terrace and gardens, gas central heating radiator, oak wood flooring, built in shelving, curved ceiling with down lighters.

Day Room 19'6" x 12'2" maximum (5.96m x 3.71m maximum)



UPVC double glazed bay window to the front aspect as well as a further UPVC double glazed window to the side elevation, gas central heating radiator, log burner, curved ceiling with down lighters. Open plan to:

Living Dining Kitchen 31'5" x 22'4" maximum (9.60m x 6.82m maximum)



Two sets of Bi fold doors opening the room up

into the garden as well as a matching picture window to the side elevation and window in the vaulted ceiling, inset speaker system, under floor heating with tiled flooring, a bespoke fitted kitchen featuring a wide range of fitted units with contrasting black and white colour scheme and granite work tops featuring a large granite breakfast bar, inset stainless steel sink with a flexi hose mixer tap, inset six ring gas hob with a cooker hood over, double oven and grill together with a further single oven and plate warmer, two dishwashers, down lighters and pendant lighting over the work tops.

Utility Area

Base and wall units with fitted worktops and a single drainer sink unit, tiled flooring and down lighters.

Cloakroom

Low flush WC, wash basin, tiled flooring down lighters and an extractor fan. A storage cupboard off houses the modern hot water cylinder.

First Floor

Landing

Gas central heating radiator, two storage cupboards, walk-in Linen cupboard, access to the loft space.

Master Bedroom 14'11" x 13'5" maximum (4.55m x 4.11 maximum)



UPVC double glazed window to the rear aspect, gas central heating radiator, coved ceiling and fitted wardrobes.

En-Suite Shower Room 10'9" x 7'11" maximum (3.28m x 2.43m maximum)



UPVC double glazed window, under floor heating, fully tiled and fitted with a shower cubicle, wash basin and WC, down lighters and an extractor fan. Jack and Jill doors lead to bedrooms 3 and 4.

Bedroom Two 14'11" x 12'10" maximum (4.55m x 3.93m maximum)



UPVC double glazed bay window with a window seat to the front aspect, gas central heating radiator, coved ceiling and a storage cupboard.

Bedroom Three 16'10" x 12'1" maximum (5.15m x 3.70m maximum)



UPVC double glazed window to the rear aspect, gas central heating radiator, fitted wardrobes, coved ceiling downlighters.

Shower Room



Upvc double glazed window, fully tiled and fitted with a shower cubicle, wash basin and WC, down lighters and an extractor fan. Doors lead to bedrooms 3 and 4.

Bedroom Four 13'3" x 8'10" maximum (4.06m x 2.71m maximum)



UPVC double glazed window to the front aspect, gas central heating radiator, down lighters, fitted wardrobes, coved ceiling.

Bedroom Five 13'4" x 8'10" maximum (4.07m x 2.71m maximum)



UPVC double glazed window, gas central heating radiator and a coved ceiling.

Bedroom Six 10'6" x 9'0" maximum (3.21m x 2.76m maximum)



UPVC double glazed window and a gas central heating radiator.

Bathroom



UPVC double glazed window, designer towel radiator, fully tiled and fitted with a four-piece suite comprising panelled bath, shower cubicle, vanity wash basin and a low flush WC, tiled flooring and down lighters.

Gardens



Sitting on around a quarter acre plot, the property is set well back from Beverley Road and has a lawned garden with well established screening to the boundaries, a private driveway with additional parking leads to the garage. Path to the side leads to the rear garden. At the rear of the property there is a large terrace, great for entertaining with steps down to the rear garden which is mainly lawned with a vast number of bushes shrubs and trees forming the borders extending to about 300ft in length. External lighting, electrical sockets and water supplies are laid on.

Garage

Integral brick garage with an up and over door, also houses the gas central heating system boiler.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax Band - F

Local Authority - East Riding Of Yorkshire

Additional Services

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Agents Notes

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Floor Plan



Ground Floor
Floor area 167.2 sq.m. (1,799 sq.ft.) approx



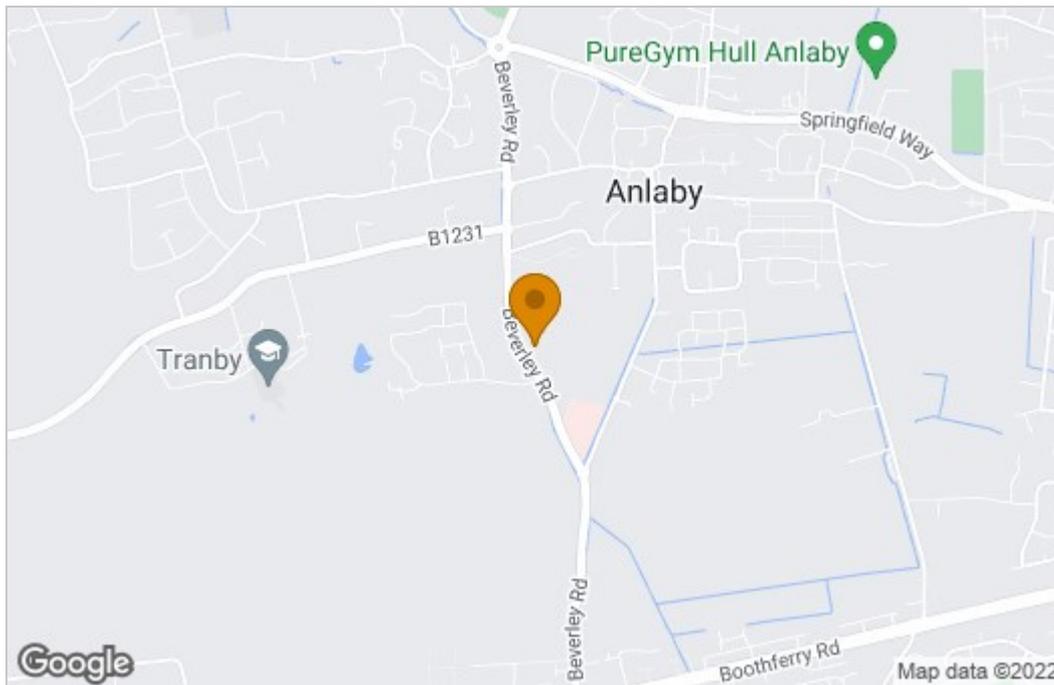
First Floor
Floor area 133.9 sq.m. (1,442 sq.ft.) approx

Total floor area 301.1 sq.m. (3,241 sq.ft.) approx

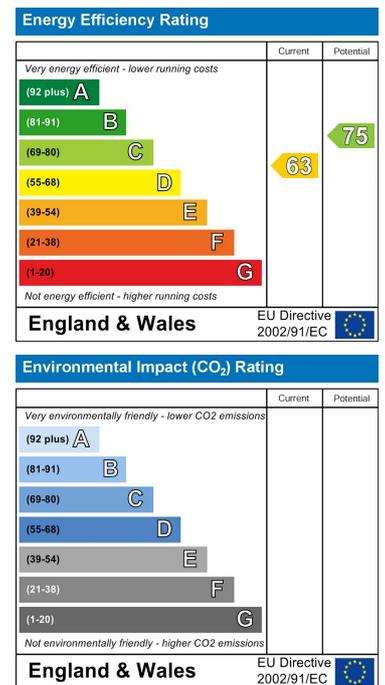
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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