

# Whitakers

Estate Agents



## 347 Beverley Road, Hull, HU10 7BQ

**£375,000**

Whitakers Estate Agents are pleased to introduce this elegant semi-detached family home which is conveniently placed to take advantage of amenities and leisure facilities local to the Anlaby village, along with transport links that connect to the city center and surrounding West Hull villages.

Electric powered double width gates open onto the front driveway which accommodates off-street parking for multiple vehicles.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to the bay fronted lounge, and open plan living dining kitchen with utility room extension to the side.

The first floor boasts a master bedroom with en-suite shower room, two fitted bedrooms, and a bathroom furnished with a three-piece suite.  
A fixed staircase ascends to the loft room which the current owner uses as additional living space.

French doors in the dining room open onto a patio that overlooks a lawned garden which is complemented with further seating areas, and enclosed by a combination of boundary hedging and fencing.

The residence also benefits from having a detached garage with connection to lighting / power.



The accommodation comprises

#### Front external

Electric powered double width gates open onto the front driveway which accommodates off-street parking for multiple vehicles.

#### Ground floor

##### Hall



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and Karndean flooring. Leading to :

##### W.C.

UPVC double glazed window, fully tiled with Karndean flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Lounge 16'2" x 12'8" maximum (4.95 x 3.88 maximum )



UPVC double glazed bay window, central heating radiator, log burner with marbled hearth, and carpeted flooring.

Open plan living dining kitchen 23'11" x 20'3" (7.30 x 6.19 )



##### Kitchen



Two UPVC double glazed windows, central heating radiator, Karndean flooring, and fitted with a range of floor and eye level units, worktop with breakfast bar and splashback upstand above, sink with mixer tap, integrated dishwasher, and provision for a gas cooker with extractor hood above.

##### Dining area



UPVC double glazed French doors with side windows, central heating radiator, and Karndean flooring.

Sitting room 14'10" x 11'10" (4.54 x 3.63 )



Central heating radiator, fireplace with marbled inset / hearth and Adam style surround, and Karndean flooring.

#### Utility room

Composite door, UPVC double glazed window, vinyl flooring, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and plumbing for a washer and a dryer.

#### First floor

##### Landing

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

Bedroom one 16'6" x 12'7" (5.05 x 3.84 )



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

En-suite



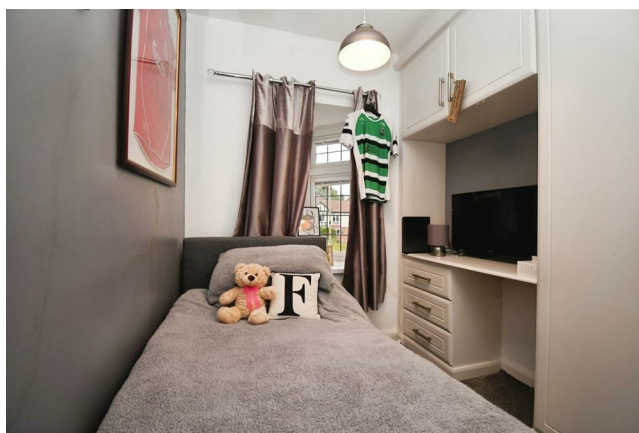
Central heating radiator, fully tiled with laminate flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap, and low flush W.C.

Bedroom two 10'10" x 12'0" (3.32 x 3.67 )



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

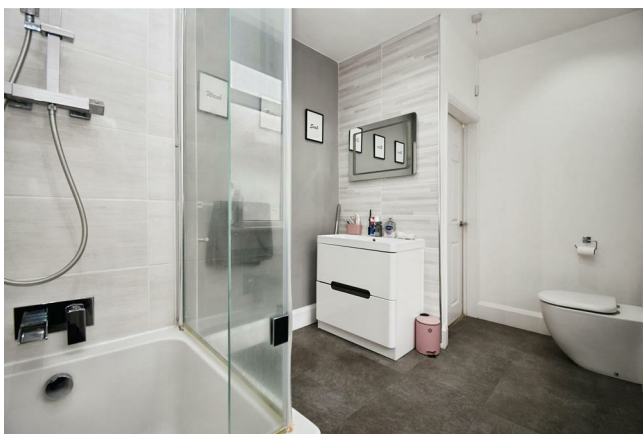
Bedroom three 9'6" x 7'3" (2.90 x 2.21 )



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



## Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, partly tiled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower with waterfall feature, vanity sink with mixer tap, and low flush W.C.

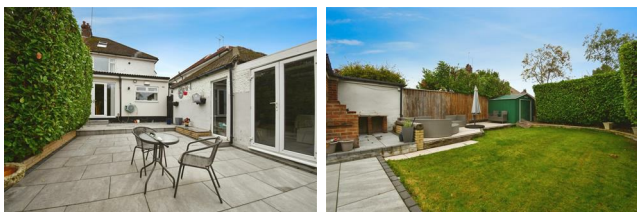
## Second floor

Loft room 14'10" x 12'11" (4.53 x 3.96 )



Four roof style windows, central heating radiator, storage in the eaves and fitted drawers, and carpeted flooring.

## Rear external

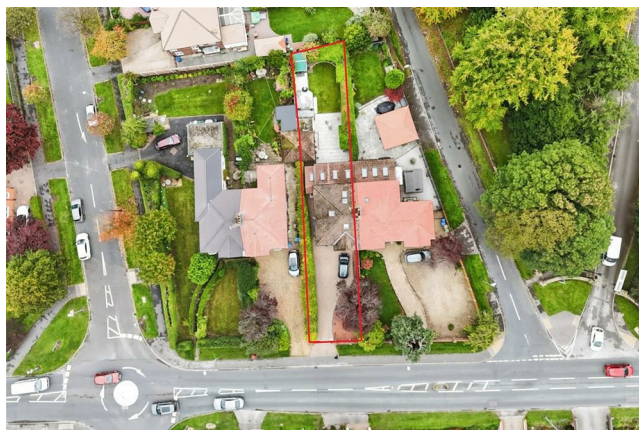


French doors in the dining room open onto a patio that overlooks a lawned garden which is complemented with further seating areas, and enclosed by a combination of boundary hedging and fencing.

## Other features

The residence also benefits from having a detached garage with connection to lighting / power, and outside tap, and storage shed.

## 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 - ANL020347000

Council Tax band - E

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 1000 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.

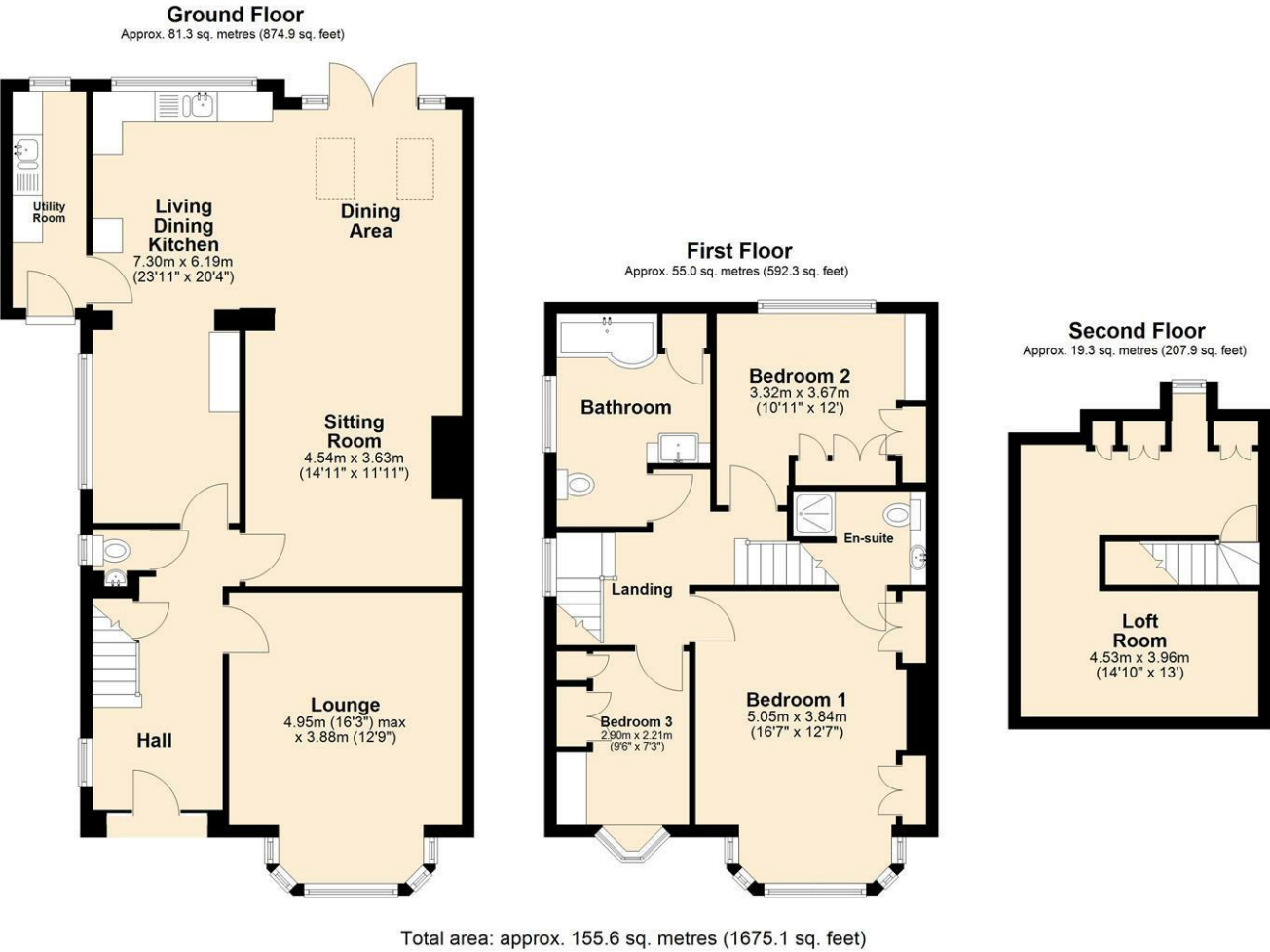
#### Free Market Appraisals / Valuations

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.

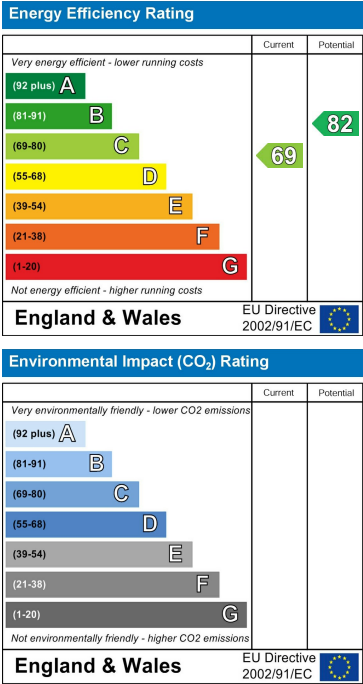
Floor Plan



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.