

Whitakers

Estate Agents



285 Beverley Road, Kirkella, HU10 7AQ

Asking Price £435,000

Situated in a sought after residential location close to the heart of the Anlaby Village, this five bedroom semi detached property is a rare opportunity for the the growing family seeking to upsize into a family home which is in move-straight-into condition having only recently being refurbished to a high standard, and benefiting from falling into the catchment area of prestigious schools with local amenities, leisure facilities and transport links close at hand.

Briefly comprising entrance porch, hallway, open plan lounge sitting dining room, fitted kitchen, utility room and cloak room to the ground floor, there are four good bedrooms and family bathroom suite to the first floor. There is a further bedroom to the second floor along with dressing room and en-suite. Externally, there is a front garden enclosed by hedges and newly erected fencing leading to private drive to accommodate off-street parking and single brick built garage. To the rear, there is a large garden which is laid to lawn with well stocked borders.

The property belies the size of the accommodation on offer, and an internal inspection is recommended to fully appreciate the opportunity we are pleased to present to the market.

Description

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The Accommodation Comprises

Front External



Ground Floor

Entrance Porch

Upvc double glazed windows and double doors. Leads to:

Hallway



Entrance door with side windows, Upvc double glazed window to the side elevation, central heating radiator, under stairs cloaks and meter cupboards and staircase to landing off.

Lounge 16'4" x 10'10" (4.98 x 3.31)



Upvc double glazed semi circular bay window to the front elevation, central heating radiator, coved ceiling and a feature fireplace.

Sitting Room / Dining Room 22'11" x 18'1" including the kitchen (7.00 x 5.52 including the kitchen)



Upvc double glazed French windows leading to the gardens, central heating radiator and a coved ceiling.

Kitchen



Upvc double glazed windows, newly fitted with a range of base wall and drawer units with slimline worktops and an inset single drainer sink unit, inset induction hob with a cooker hood over and a double oven, integrated dishwasher and a fridge freezer, and downlighters.

Utility Room 10'2" x 6'0" (3.10 x 1.84)



Upvc double glazed windows and a Upvc double glazed entrance door, fitted worktops and a single bowl sink unit.

Cloakroom



Upvc double glazed window, towel rail central heating radiator, partially tiled and fitted with a low flush WC and wash basin.

First Floor

Landing



Upvc double glazed window to the side elevation and a staircase leading to the second floor off. Leads to:

Bedroom One 16'4" x 13'1" (5.00 x 4.00)



Semi circular Upvc double glazed bay window to the front elevation, central heating radiator, coved ceiling and fitted wardrobes and storage cupboards.

Bedroom Two 12'2" x 11'4" (3.73 x 3.47)



Upvc double glazed window to the rear elevation and a central heating radiator.

Bedroom Three 13'1" x 10'7" (4.00 x 3.24)



Upvc double glazed bay window to the rear elevation, central heating radiator, coved ceiling and fitted wardrobes and storage cupboards.

Bedroom Four 8'4" x 7'4" (2.55 x 2.25)



Upvc double glazed cantilever bay window to the front elevation and a central heating radiator.

Bathroom 10'11" x 5'8" (3.34 x 1.75)



Upvc double glazed windows, towel rail radiator, partially tiled and fitted with a new four piece suite comprising panelled bath with a mixer shower attachment, twin vanity wash basin, independent shower cubicle and a low flush WC, down lighters and tiled flooring.

Second Floor

Landing

Leads to:

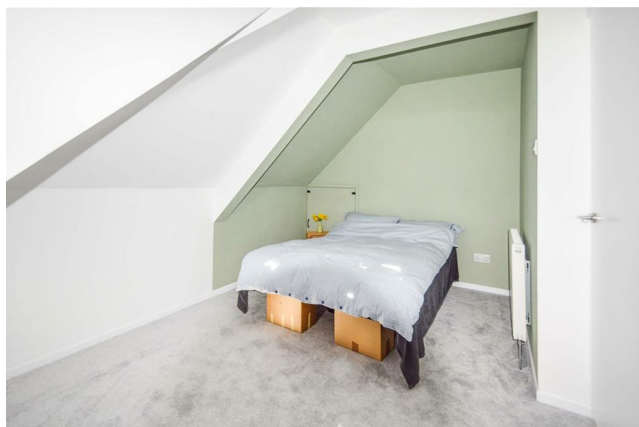
Dressing Room 16'0" x 12'0" (4.90 x 3.66)

Upvc double glazed window, central heating radiator, eaves storage.

En-Suite

Upvc double glazed window, partially tiled and fitted with an independent shower cubicle, vanity wash basin and a low flush WC, tiled flooring.

Bedroom Five 12'10" x 9'3" (3.92 x 2.84)



Upvc double glazed window, central heating radiator and eaves storage.

Gardens



To the front of the property there is a generous sized garden with boundary hedges to the front and side with a newly erected fence separating the driveways. A private drive with additional off street parking leads to the garage and beyond there is a further great sized lawned garden with well stocked borders.

Garage

Single brick garage with a side access door and window.

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.

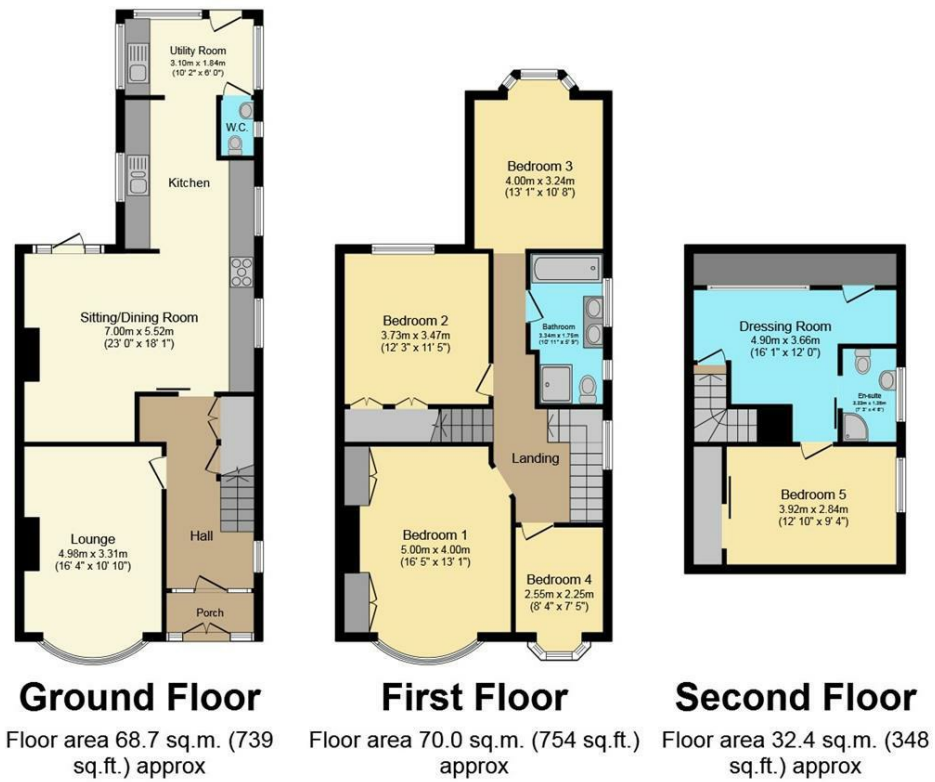
Free Market Appraisals / Valuations

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

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Floor Plan



Total floor area 171.1 sq.m. (1,841 sq.ft.) approx

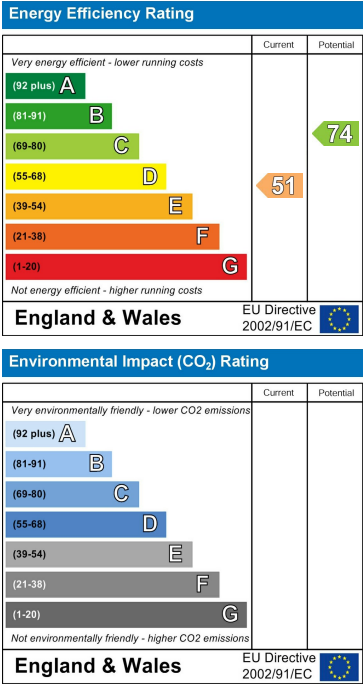
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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