Whitakers
Estate Agents

29 Beverley Road, Kirk Ella, HU10 7AA

£340,000

Whitakers Estate Agents are pleased to introduce this semi-detached family home, which is offered to the market with NO ONWARD CHAIN and ready for a new owner to move in and make their own.

Externally to the front aspect there is a large paved garden and boundary hedging and fencing to the surround.

Upon entering the property, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and leads to a bay fronted siting room, and lounge with open plan aspect to the fitted kitchen / dining room.

A fixed staircase ascends to the first floor that boasts a master bedroom with en-suite, bay fronted second bedroom, a third double bedroom, and a bathroom furnished with a three-piece suite.

French doors in the open kitchen and dining area open onto a raised patio seating area with steps descending into the enclosed rear garden which is laid to lawn with well-stocked borders.

Location

Beverley Road is a sought after residential location established towards the West of Hull, and is well-connected by an array of transport links and motorways that provide multiple routes to the city centre and surrounding villages.

The property is within close proximity to the Willerby Square which hosts an array of local businesses, but is also serviced by nearby retail parks.
A scenic walk over the 'Waterworks Wander' will take people native to the area towards the Haltemprice Leisure centre and playpark via its accompanying playing fields.

The residence also falls within the catchment of Ofsted rated 'Good' schools, most notably the Kirk Ella St Andrew's Community Primary School and Willerby Carr Lane Primary School which many of its pupils graduate to the Wolfreton School with connecting Sixth Form College.

The accommodation comprises

Front external

Externally to the front aspect there is a large paved garden and boundary hedging and fencing to the surround.

Ground floor

Hall

Composite entrance door with side windows, central heating radiator, and laminate flooring. Leading to :

Cloakroom

Laminate flooring and furnished with a two-piece suite comprising vanity wash basin, and low flush W.C.

Sitting room 12'6" x 10'11" maximum (3.83 x 3.34 maximum)

Wooden double glazed bay window, wooden double glazed window, central heating radiator, and laminate flooring.

Lounge 18'4" x 11'5" maximum (5.61 x 3.48 maximum)

Wooden double glazed bay window, central heating radiator, and laminate flooring.

Open plan kitchen / dining room 15'9" x 28'4" (4.82 x 8.64)

Dining area

UPVC double glazed French door with side windows, two central heating radiators, and laminate flooring.

Kitchen

UPVC double glazed French door with side windows, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback up stand above, sink with mixer tap, and a range of integrated appliances including, oven / grill, hob with extractor hood above, fridge-freezer, and dishwasher.

First floor

Landing

With access to the loft hatch, stained glass window, and carpeted flooring. Leading to :

Bedroom one 10'9" x 12'9" maximum (3.28 x 3.89 maximum)

Wooden double glazed bay window, central heating radiator, and carpeted flooring.

En-suite

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

Bedroom two 10'9" x 16'4" (3.28 x 5.00)

Wooden double glazed bay window, wooden double glazed window, central heating radiator, and laminate flooring.

Bedroom three 9'3" x 11'10" (2.83 x 3.62)

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

Bathroom

UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a three-piece suite comprising free-standing bath with mixer tap and shower, vanity wash basin with mixer tap, and low flush W.C.

Rear external

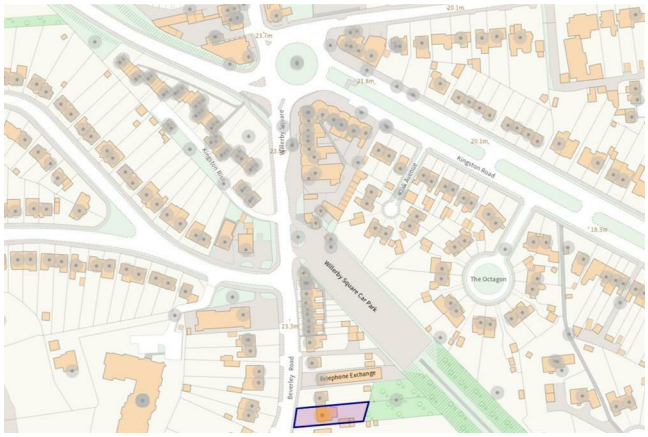
French doors in the open kitchen and dining area open onto a raised patio seating area with steps descending into the enclosed rear garden which is laid to lawn with well stocked borders. The residence also benefits from having two wooden storage sheds.

Garaging and off-street parking

The kerb at the fore end of the plot has been lowered to allow off-street parking, and a side passage leads to the back, and a detached garage with connection to lighting / power.

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 - KIK040029000
Council Tax band - E

EPC rating
EPC rating - TBC

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.

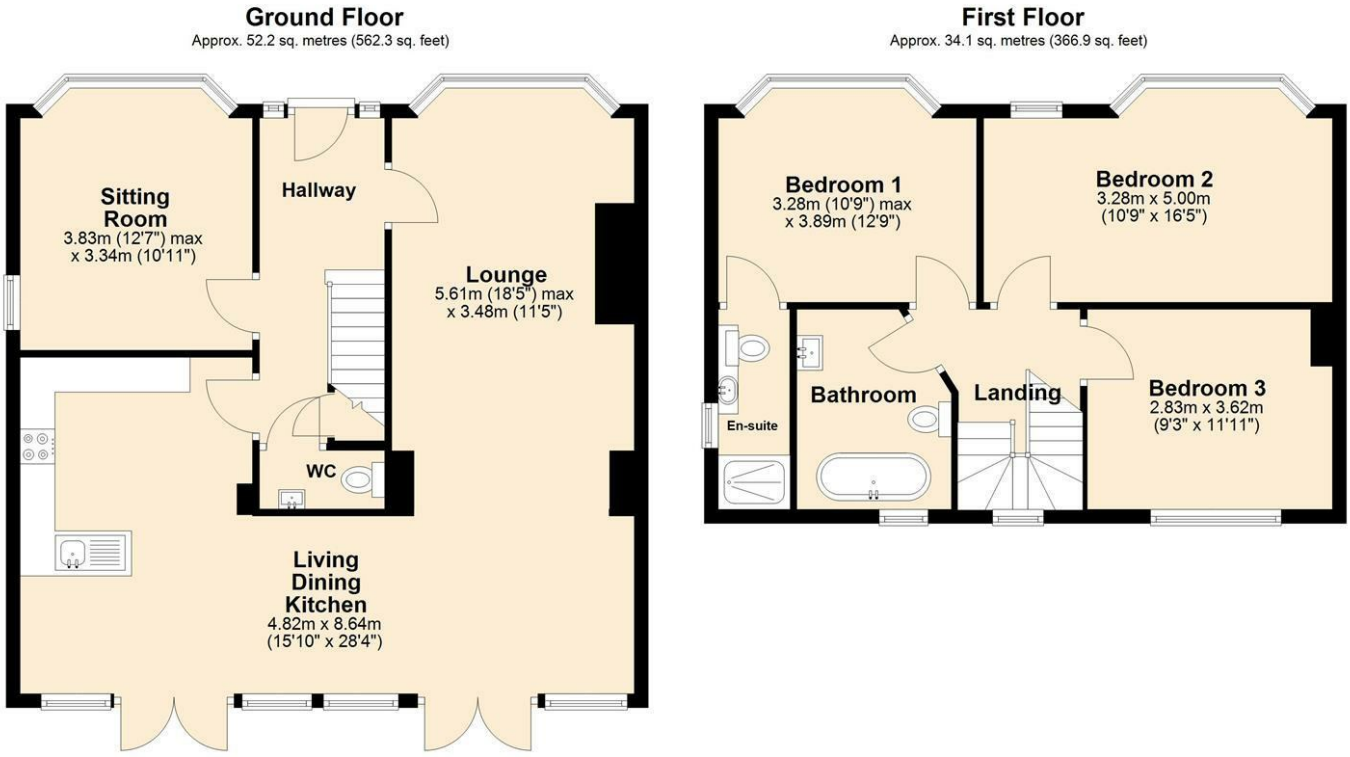
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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.

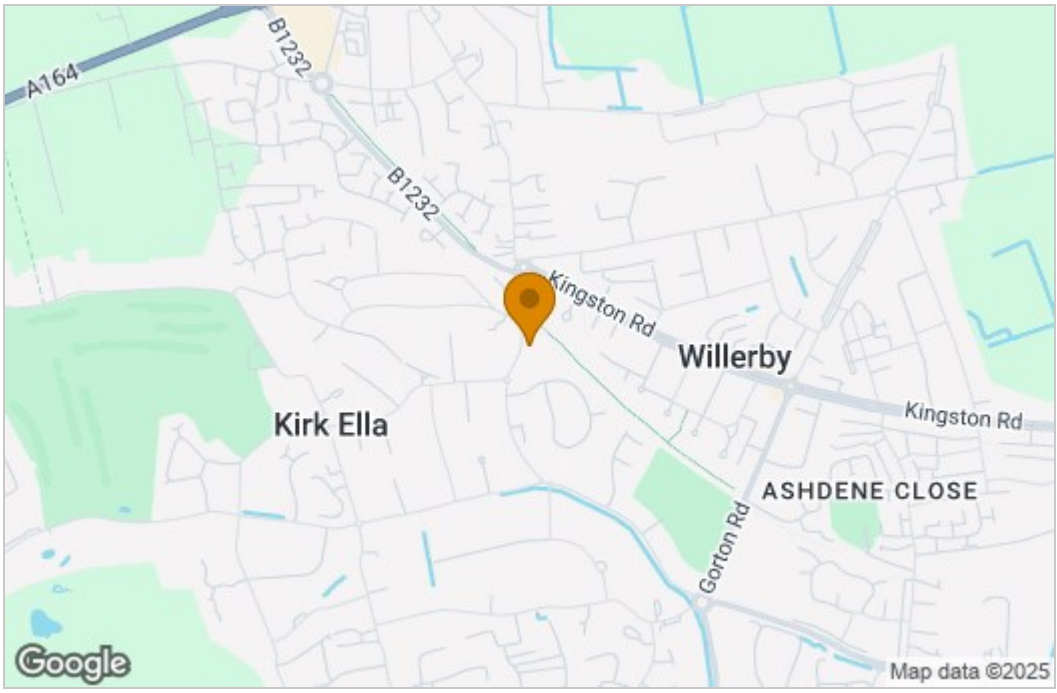
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of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

Floor Plan

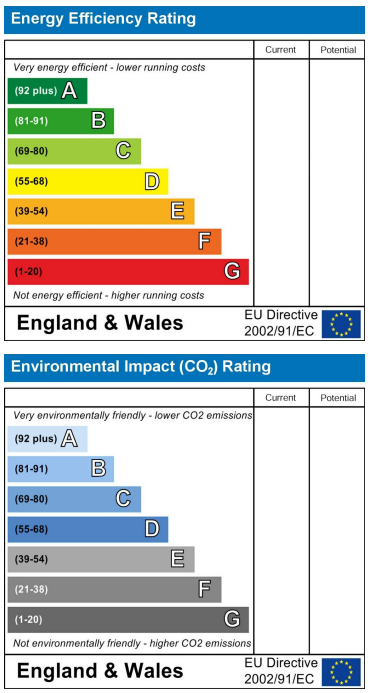


Total area: approx. 86.3 sq. metres (929.1 sq. feet)

Area Map



Energy Efficiency Graph



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