

# Whitakers

Estate Agents



**226 Beverley Road, Kirk Ella, HU10 7HE**

**Offers Over £750,000**

A unique opportunity has arisen to acquire this magnificent detached property, which stands in a delightful position on the fringe of Kirk Ella village, the property has been much altered and enhanced over the years to now provide a beautiful family home that oozes with charm and character, sitting on a large landscaped plot with a westerly facing aspect.

Hugely impressive this traditional property offers a great balance between old and new, offered in immaculate condition and briefly comprising: entrance porch leading through to the impressive hallway, 20' front lounge and double doors that lead out to the Orangery with its feature Bi folding doors to take full advantage of the landscaped gardens, dining room with log burner and comfortable snug just located off, 21' fitted kitchen / diner with Granite work surfaces and beamed ceilings giving a great mixture of old and new, utility room with pantry just off the kitchen with convenient W.C in the spacious rear porch area.

The first floor boasts four double bedrooms, master and bedroom two both fitted with en suite facilities, an office for those that work from home and the well appointed contemporary bathroom suite. The real show stopper however is the substantial landscaped westerly rear garden, this clearly is the owners pride and joy and is truly apparent when you see it, mainly laid to lawn with mature well stocked borders with plants and shrubs, well placed trees to provide ultimate privacy, with summerhouse, pond and large greenhouse and veg patch and excellent entertaining and cooking area this really is a gardeners dream with its full wrap around garden. Wrought iron gates greet you upon entry with large driveway to accommodate multiple cars leading to the sizable garage with workshop at the rear and additional storage above.

Early viewings are advised to fully appreciate the accommodation on offer.

## Description

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## The Accommodation Comprises

### Ground Floor

#### Entrance Porch

With double wood and glaze doors leading in, tiled flooring, two windows to the side elevation and double doors leading to:

### Hallway



Aluminium double glazed entrance door and window with tiled flooring and wooden panelling to walls, large central heating radiator and stairs leading to the first floor.

### Lounge 22'10" x 13'0" (6.97m x 3.98m)



With double glazed bay window and further side window letting light flood in, oak flooring, feature log burner with a marble inset and hearth and double doors that lead into the Orangery

### Orangery 18'9" x 8'7" (5.74m x 2.64m)



A stunning room with tiled flooring and double glazed windows with roof lantern and Bi fold doors that connect home to the garden, the natural light floods this room and takes full advantage of the landscaped grounds.

### Dining Room 14'1" x 13'0" (4.30m x 3.98m)



With wood flooring and double glazed bay window, low level panelling to the walls, focal log burner and central heating radiator. Built in storage and double doors that lead to the snug.

Snug 7'11" x 13'1" (2.43m x 4.00m)



Ideal for relaxation with wood flooring, low level panelling to the walls, central heating radiator., double glazed window and two central heating radiators.

### Kitchen / Diner 21'8" x 10'10" (6.62m x 3.31m)



Excellently appointed with a range of fully fitted floor and eye level units with Granite work surfaces and splash back tiling above. Three double glazed windows, double oven and hob and cooker hood above. Tiled flooring and beamed ceilings. Double glazed aluminium double doors and side windows leading to a patio area

### Utility Room 14'1" x 8'11" (4.30m x 2.73m)



Well appointed generous utility with tiled flooring and a good range of floor and eye level units with Granite work surfaces and splash back tiling above, plumbing for an automatic washing machine and double glazed window. Useful feature pantry storage.

### W.C

With tiled flooring and half tiled walls. Low flush W.C and vanity sink unit with a double glazed window.

### Rear Porch

Having tiled flooring and rear door giving access to the garden

### First Floor

### Landing



Spacious split level landing with double glazed high window allowing natural light, central heating radiator.

Master Bedroom 20'1" x 13'0" (6.13m x 3.98m)



A generous forward facing room with a range of fitted wardrobes and two feature bay windows. Central heating radiator and en suite facilities & oak flooring.

En Suite 5'10" x 5'0" (1.78m x 1.52m)



Stylishly appointed with a modern suite to include walk in shower enclosure with mixer shower, pedestal sink and low flush W.C, heated towel rail, fully tiled walls and flooring,

Bedroom Three 9'11" x 12'11" (3.03m x 3.96m)



A double room with storage and double glazed bay window overlooking the grounds.

Bedroom Four 9'10" x 12'11" (3.00m x 3.96m)



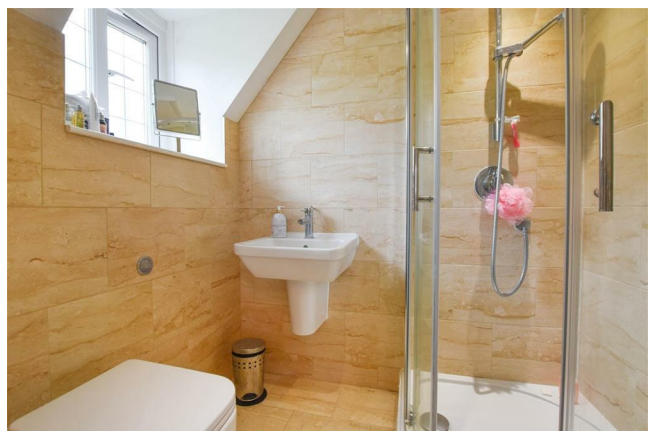
A double room enjoying views over the extensive rear garden via a double glazed bay window and central heating radiator

Bedroom Two/Guest Suite 14'0" x 11'1" (4.29m x 3.38m)



A double room with double glazed window and built in storage. Central heating radiator and en suite facilities

En suite 5'11 x 5'0" (1.80m x 1.52m)



Upvc double glazed window, gas central heating radiator, tiled to the floor and walls and fitted with a three piece suite comprising shower cubicle, half pedestal wash basin and a low flush WC.

Office 4'11" x 6'0" (1.51m x 1.85m)

A highly useful store currently used as an office

### Family Bathroom 8'7" x 6'10" (2.62m x 2.08m)



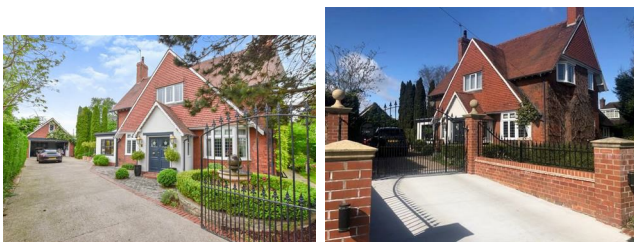
Upvc double glazed window, gas central heating radiator and towel rail, tiled flooring, partially tiled wall and fitted with a three piece suite comprising free standing roll edge bath with a mixer shower, vanity wash basin and a low flush WC.

### External



To the front of the property you are greeted by wrought iron gates that opens out to a large driveway to accommodate multiple cars leading to the garage / workshop with its electric up and over door and additional storage in the roof space. Wrap around garden to all four sides which is fully landscaped and enclosed to the boundary with large patio with covered entertainment and cooking area along with a covered hot tub area which again is private and fully enclosed. Additional patio added near the kitchen. The rest of this large westerly plot is laid to lawn with well stocked mature borders and an abundance of mature plants and tree's. Summerhouse and large pond with large greenhouse and veg plot to the back of the garden.

### Front external



### Entertainment Area



### Summerhouse



### Aerial view



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

### 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.

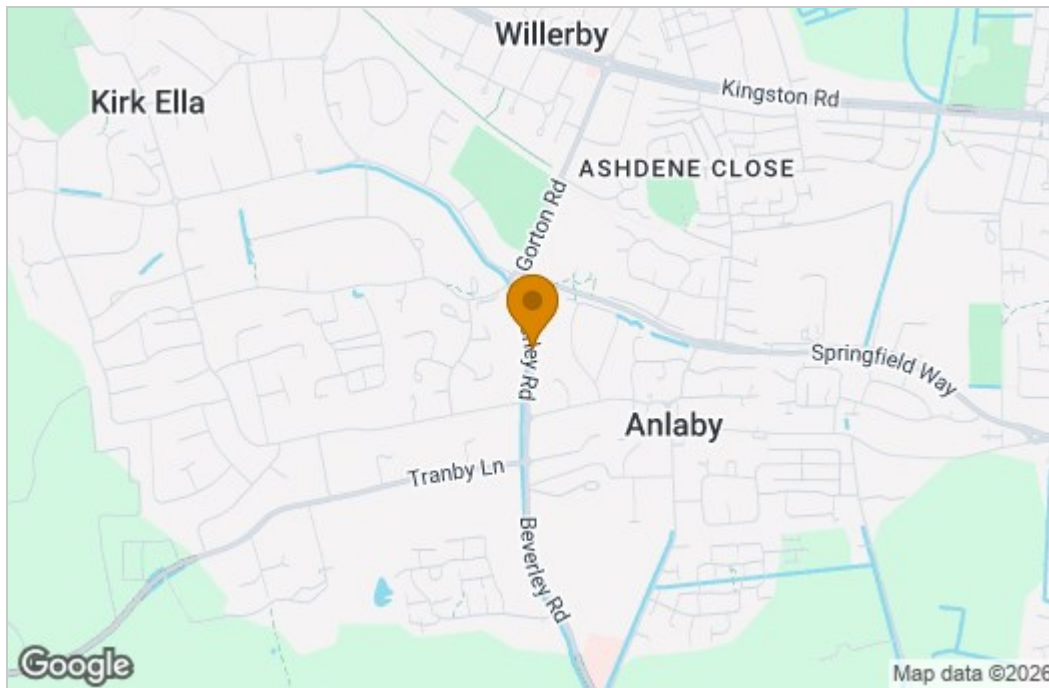
#### Council Tax

Local Authority - East Riding of Yorkshire  
Band - G

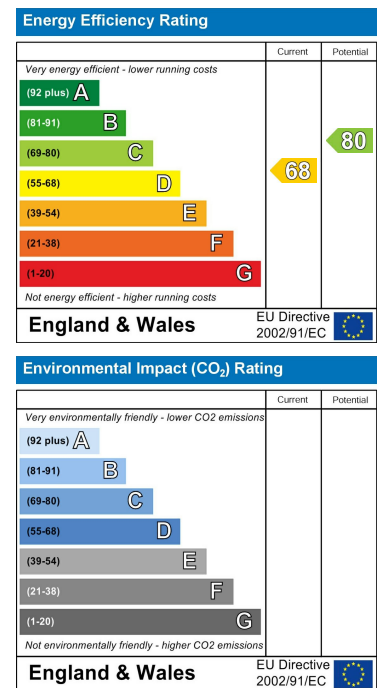
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.