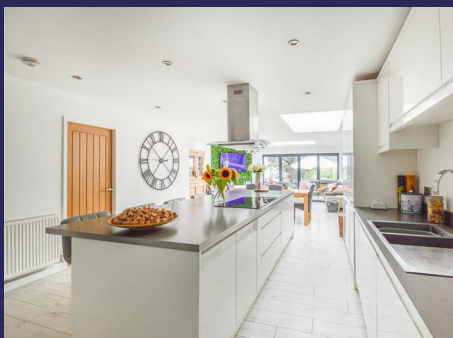


Whitakers

Estate Agents



307 Beverley Road, Anlaby, HU10 7AH

Asking Price £399,999

Exceptionally well presented traditional semi-detached property which beautifully blends traditional features with contemporary finishes.

The accommodation briefly comprises: entrance hall, lounge, magnificent open plan kitchen / dining / living room, utility room and shower room to the ground floor, with four bedrooms - three of which are double in size and a well appointed family bathroom to the first floor.

There is provision for off street parking for several vehicles. A shared side driveway leads to the former garage which has been converted into a storage area with bar beyond.

To the rear of the property there is a landscaped garden with Summer House, pergola and garden store.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is highly recommended to fully appreciate the wealth and quality of accommodation afforded by this handsome property.

Council Tax Band 'E'.

The Accommodation Comprises

Front External



Canopy Entrance Porch

A tiled canopy entrance porch with a slate tiled floor and an external composite entrance door with a double glazed arched panel insert and obscured double glazed side lights leads into the entrance hall.

Entrance Hall



Having an engineered wood effect laminate finish to the floor, picture railings to the walls, a central heating radiator and where a flight of stairs lead to the first floor accommodation beneath which there is a built-in understairs cloaks cupboard housing the consumer unit and having a recessed spotlight to the ceiling,

Lounge 17'4" x 13'3" (5.29m x 4.06m)



The focal point of the room being the feature fireplace with carved white surround, highly polish marble effect back and hearth with inset arched cast iron, coal effect 'living flame' gas fire. There is a Upvc double glazed bay window to the front elevation, a central heating radiator and coving to the ceiling.

Open Plan Kitchen / Living Room 37'2" x 18'5" (to 13'10") (11.35m x 5.62m (to 4.22m))



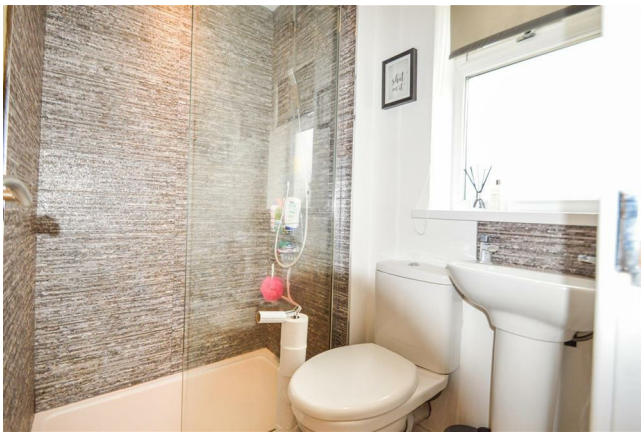
Being fitted with a comprehensive range of quality units in a high gloss finish in white comprising: wall mounted eye-level units, larder units, drawers and base units with a complimentary fitted worksurface over incorporating a stainless steel sink and drainer unit with mixer tap. There is a large Island unit which extends to create a seated Breakfast Bar area and incorporates an electric hob above which there is a fitted stainless steel and glazed extractor canopy. Other integrated appliances include two separate electric fan ovens and a microwave together with a wine cooler and a concealed larder fridge freezer and dishwasher. There are two central heating radiators, recessed spotlighting to the ceiling together with two ceiling lanterns, an engineered wood effect laminate finish to the floor and having Upvc folding patio doors leading onto the rear garden.

Utility Room



Being fitted with a range of quality units in a high gloss finish in white comprising: wall mounted eye-level units and base units with a complimentary fitted worksurface over which extends to create a splashback to the wall. Concealed within a wall mounted eye-level unit is the boiler. Having plumbing for an automatic washing machine, space for an automatic tumble dryer, a central heating radiator, recessed spotlighting to the ceiling and an obscured double glazed panelled entrance door to the side elevation.

Shower Room



Being fitted with a three piece suite in white comprising: double shower enclosure, a pedestal wash basin and a low level W.C. suite with push flush. The walls are partially tiled to the wet areas, there is recessed spotlighting to the ceiling and an obscured double glazed Upvc window to the side elevation.

First Floor Accommodation

Landing

Having an obscured double glazed window to the side elevation.

Principle Bedroom 17'10" (to 13'8") x 13'4" (to 12'1") (5.44m (to 4.18m) x 4.07m (to 3.70m))



Having a Upvc double glazed window to the front elevation, a central heating radiator, coving to the ceiling and an engineer wood effect laminate finish to the floor.

Bedroom Two 13'11" x 11'10" (maximum) (4.26m x 3.63m (maximum))



Being fitted with a comprehensive range of furniture comprising: wardrobes and cupboards with an incorporated dressing table area. There is picture railing to the walls, coving to the ceiling, a painted wooden finish to the floor, a central heating radiator and a Upvc double glazed window to the rear elevation.

Bedroom Three 12'4" x 10'8" (3.76m x 3.27m)



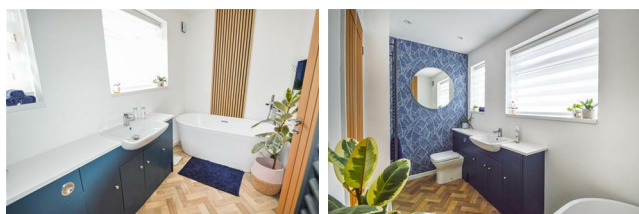
Having an engineer wood effect laminate finish to the floor, a central heating radiator and a Upvc double glazed window to the rear elevation.

Bedroom Four 8'1" x 7'1" (2.47m x 2.16m)



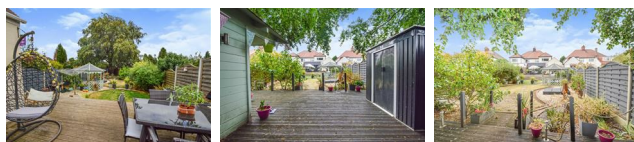
Having an engineer wood effect laminate finish to the floor, a central heating radiator and a Upvc double glazed window to the front elevation.

Family Bathroom 10'1" x 5'4" (3.09m x 1.65m)



Being fitted with a contemporary suite in white comprising: free standing double ended bath with mixer tap shower attachment, a vanity wash basin with mixer tap and fitted cabinets below and a low level W.C. suite with push flush and a concealed cistern. There are two obscured double glazed Upvc windows to the side elevation, feature ladder style radiators, recessed spotlighting to the ceiling and a herringbone wood effect vinyl finish to the floor.

External



To the front of the property there is provision for off street parking for several vehicles. A share side driveway leads to the original garage which has now been converted into a storage area to the front and a bar area to the rear.

To the rear of the property there is an enclosed garden which has a decked seating area with decked stepping leading onto shaped lawned areas, decorative aggregate areas with an ornate pergola and beyond to a further raised decked seating area with Summer House and garden store shed. There is an abundance of mature planting and the garden is bounded by timber fencing.

Summer House 12'10" x 12'10" (3.92m x 3.92m)

Having power, lighting and Internet connection.

Bar 11'9" x 10'3" (3.59m x 3.13m)

Having power, lighting and air conditioning.

Store

The front of the original garage has been converted into a storage area with a roller access door.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'E'.

Local Authority - East Riding of Yorkshire.

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.

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.

Additional Services

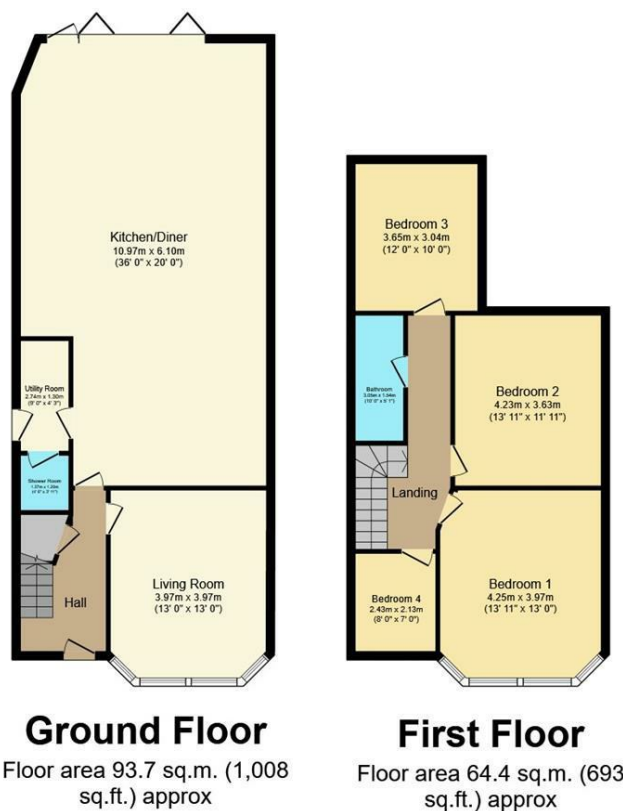
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

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 floor area 158.0 sq.m. (1,701 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		68	83
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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