

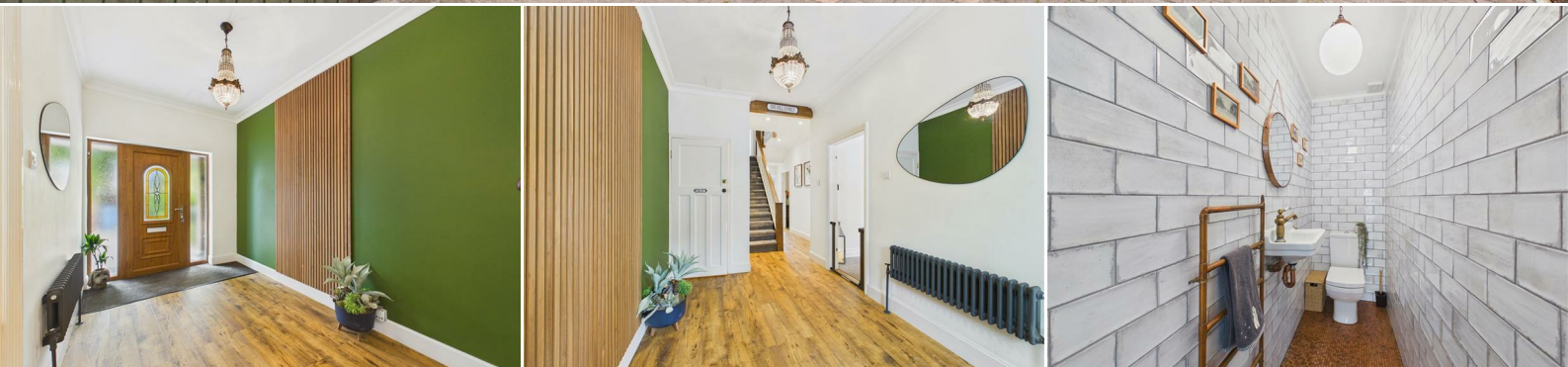
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Limb
MOVING HOME



768 Beverley High Road, Hull, HU6 7EX

- 📍 Stunning Terraced Home
- 📍 Completed Renovated
- 📍 3 Double Bedrooms
- 📍 Council Tax Band = C

- 📍 Stunning Open Plan Kitchen
- 📍 Fabulous Rear Garden
- 📍 Off Street Parking
- 📍 Freehold / EPC = E

£285,000

INTRODUCTION

This exceptional three-bedroom mid terraced home has been completely renovated by the current owners with meticulous attention to detail throughout. The ground floor opens from a very spacious entrance hallway into a useful utility area, a cloakroom/W.C. featuring a unique "penny" floor, and a lounge with a traditional bay window. A separate sitting room boasts characterful exposed beams and an exposed brick fireplace with a feature tiled hearth housing a log burner, leading through in an open-plan style to a contemporary dining kitchen equipped with an array of appliances, a breakfast bar peninsula, and French doors to the garden. The first floor accommodates three double bedrooms, a luxurious family bathroom, and a separate W.C.

Outside, the property benefits from a front block-set driveway providing parking for up to three to four vehicles, while a gated side tenfoot leads to additional rear parking plus double gates provide access to a hard standing area offering many possibilities and leading to the large garage. The rear garden is a particular feature of the home, beautifully arranged with a patio area, a fish pond, a lawn, and a covered seating area complete with a clever, part-removable deck designed for discreet storage or to easily accommodate a hot tub.

LOCATION

This residential section of Beverley Road provides a highly convenient and well-connected location, perfectly situated for accessing both the vibrant amenities of Hull and the historic charm of nearby Cottingham and Beverley. Characterized by its leafy, established surroundings, the area offers a balanced lifestyle with excellent local shopping, popular traditional pubs, and cafes all within easy reach, alongside the open green spaces of Oak Road Playing Fields and the nearby River Hull path for outdoor leisure.

The area is exceptionally well-served by highly regarded educational institutions. Young families benefit from proximity to excellent primary schools, including Endike Academy and Endsleigh Holy Child VC Academy. For secondary and further education, the outstanding-rated St Mary's College is nearby, whilst the University of Hull campus is just a short distance away, making this a perennially popular choice for families and academic professionals alike.

Connectivity from this position is a standout feature, acting as a direct artery into and out of the city. Regular bus services run directly along Beverley Road into Hull City Centre, while Cottingham railway station is just a short drive away, providing frequent connections to the wider rail network. Strategically positioned near major road links including the A63 and the A1079, the location ensures effortless commuting across East Yorkshire, the M62 corridor, and towards the historic market town of Beverley.

Accessibility to key destinations includes:

Hull City Centre: Approx. 3.5 miles

Cottingham Village Centre: Approx. 2 miles

Beverley: Approx. 6 miles

Humberside Airport: Approx. 23 miles

Beyond the immediate urban convenience, the location grants easy access to the scenic landscapes of the East Riding. The nearby Yorkshire Wolds offer miles of peaceful walking and cycling trails through picturesque villages, while the dramatic East Yorkshire coast is within comfortable driving distance for day trips. This position truly combines practical, connected city living with the ease of exploring the region's beautiful countryside.

ACCOMMODATION

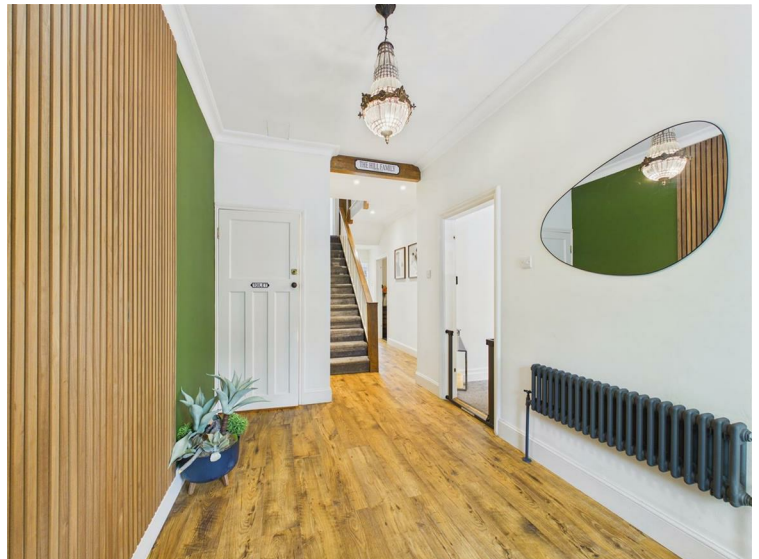
The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



ENTRANCE HALLWAY

A particularly spacious entrance hall with click vinyl flooring and a staircase leading up to the first floor with cleverly built in storage. The hallway leads through to a utility area.



CLOAKS/W.C.

Stylish suite comprising a low flush W.C. and wash hand basin. A particular feature is the resin "penny" floor.



LOUNGE

With wall mounted electric fire and bay window to the front elevation.



UTILITY AREA

With fitted units and plumbing for a washing machine.



SITTING ROOM

Boasting characterful exposed beams and an exposed brick fireplace with a feature tiled hearth housing a log burner and leading through to the dining kitchen.



DINING KITCHEN

Superb space situated to the rear of the property enjoying French doors leading out to the garden. The kitchen has a range of contemporary base and wall units with Quartz worktops incorporating a Belfast sink with mixer tap, oven and hob with filter above, fridge/freezer and a dishwasher. There is click vinyl flooring and a feature panelled wall.



KITCHEN AREA



LANDING

The split level landing features an oak and glass balustrade.

BEDROOM 1

With deep fitted wardrobing behind mirrored sliding doors. Window to rear.



BEDROOM 2

With bay window to the front elevation.



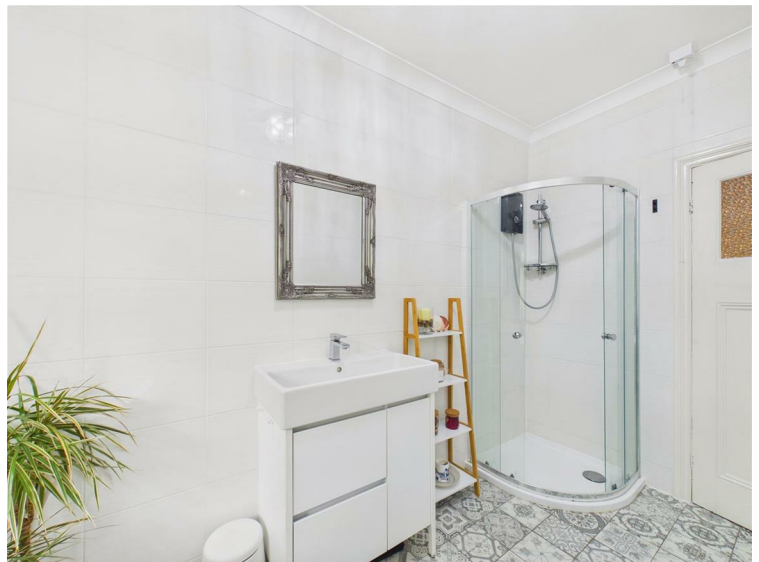
BEDROOM 3

With window to the rear elevation.



BATHROOM

With luxurious suite comprising a deep bath with freestanding tap with shower attachment, shower enclosure and vanity unit with wash hand basin. Window to the front elevation.



W.C.

With low flush W.C. and wash hand basin.



OUTSIDE

The property benefits from a front block-set driveway providing parking for up to three to four vehicles, while a gated side tenfoot leads to additional rear parking plus double gates provide access to a hard standing area offering many possibilities and leading to the large garage. The rear garden is a particular feature of the home, beautifully arranged with a patio area, a fish pond, a lawn, and a covered seating area complete with a clever, part-removable deck designed for discreet storage or to easily accommodate a hot tub.



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

EXTERNAL WALL INSULATION

Recently fitted insulated render system vastly improves heat retention, lowers energy consumption, and provides a fresh, modern aesthetic.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

