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**Limb**  
MOVING HOME



*397 Beverley Road, Anlaby, East Yorkshire, HU10 7BQ*

📍 Period Semi Detached

📍 Grand Proportions

📍 Fabulous Grounds

📍 Council Tax Band = F

📍 Plot of Approx. 0.3 Acre

📍 5 Bedrooms

📍 Such a Convenient Location

📍 Freehold/EPC =

**£475,000**



## INTRODUCTION

A grand period semi detached home standing in fabulous park-like gardens with a plot extending to around 0.3 acre. Exhibiting many of the individual hallmarks of the original and highly acclaimed builder Alma Jordan, this fine property enjoys elegantly proportioned rooms, high ceilings and an abundance of character. The accommodation extends to around 2,000sq.ft. across two floors and is depicted on the attached floorplan. The impressive entrance hallway provides access to the living room which overlooks the garden, dining room and breakfast room with the kitchen beyond. Upon the first floor are five bedrooms served by two shower rooms. Further potential is also available for extension/remodelling and the accommodation has the benefit of gas fired central heating and uPVC double glazing being installed. Upon arriving a long driveway and forecourt provides excellent parking together with a tandem length garage. The rear garden is a joy. Whilst the property stands in such a convenient location with an excellent range of amenities at hand, once in the garden, you could be anywhere. Its park-like feel creates a wonderful environment to enjoy, relax or entertain in. The lawns are bounded by mature borders and there are extensive patio areas to decamp to. In all, a special home of which early viewing is strongly recommended.



## LOCATION

This particular street scene comprises many period homes of distinction and access to the historic Anlaby House Estate. The village of Anlaby lies approximately 5 miles to the west of Hull City Centre and has a good range of local shops and general amenities. A variety of supermarkets are located within a 10 minutes drive including Waitrose, Sainsbury's, Morrisons, Lidl, Aldi and a Marks & Spencer's food store in a nearby retail park. The area also provides a good number of leisure facilities with Haltemprice Community and Sports Centre close by. Schooling for all ages is available together with good public transport links. Convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE PORCH

With inner double glazed door and side panels providing access to the entrance hall.

## ENTRANCE HALL

A stunning wide hallway, a grand staircase with hardwood polished balustrade leads up to the first floor, cupboard beneath. Grand ornate mirror fixed to the far wall. Situated off the hallway is a very useful deep cloak/storage cupboard.



## LIVING ROOM

A super sized room situated to the rear of the house with wall of glazing and central doors leading out to the rear terrace. There is marble fireplace with display niches.



## DINING ROOM

With deep bay window to front elevation, ornate plaster work to ceiling complete Yorkshire roses to each corner. Feature fired fire surround.



## BREAKFAST ROOM

With an archway opening through to the kitchen.





## KITCHEN

Overlooking the rear garden and having an extensive range of fitted units with works surfaces and tiled surround. There is a range cooker with extractor hood above, plumbing for a dishwasher and washing machine, ceramic sink and drainer, tiled surround.



## UTILITY ROOM

With access to both front and rear of the property and also internal door through to the garage.

## W.C.

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

## FIRST FLOOR

## LANDING

Split level with hard wood handrail.

## BEDROOM 1

A superior sized room with deep bay window to front elevation. There is an extensive range of fitted furniture with wardrobes, storage cupboards and drawers.



## BEDROOM 2

A spacious double bedroom overlooking the rear garden. With fitted wardrobes, storage cupboards and dressing table. Built in cupboard.



## BEDROOM 3

With wardrobe, storage cupboard, desk and drawers. Window overlooking the rear garden.

## BEDROOM 4

With fitted wardrobes, cupboards and drawers. Feature corner window to front.

## BEDROOM 5/STUDY

With windows to two sides.

## SHOWER ROOM 1

With white suite comprising pedestal wash hand basin, bidet, "walk in" shower area with fixed seat. Tiled surround and floor. Cylinder cupboard to corner.



## SEPARATE W.C.

With low level W.C.

## SHOWER ROOM 2

Situated adjacent to the main bedroom and with suite comprising low level W.C., pedestal wash hand basin, shower enclosure. Tiled surround, airing cupboard. Feature stained glass glazed windows to front, one being circular.





## OUTSIDE

The property is approached across a tarmac driveway and forecourt which provides multi vehicle parking and access to the tandem length garage. There is also a lawned garden with shrub borders. The rear garden is an absolute delight having a park-like vista. Directly to the back of the house lies a paved terrace with lawn extended beyond bounded by mature borders. Part way down the garden is a further flag paved patio area complete with summerhouse. Breaking through hedging and rhododendrons, an archway opens through to a second lawned garden complete with shed and greenhouse.







## REAR VIEW



## GARAGE

A tandem length garage with automated up and over entry door. Wall mounted Valiant gas fired central heating boiler.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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

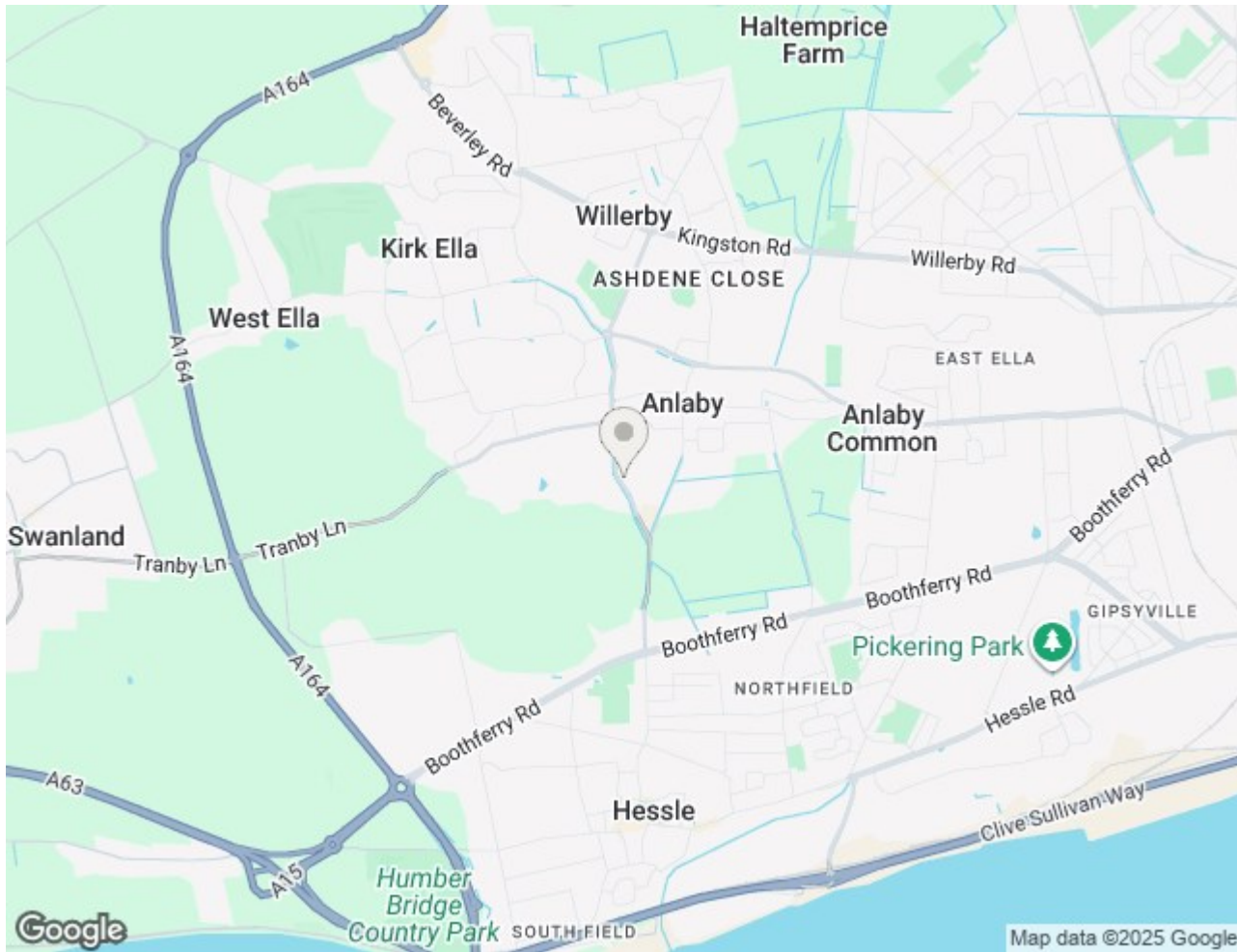
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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. 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 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 mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

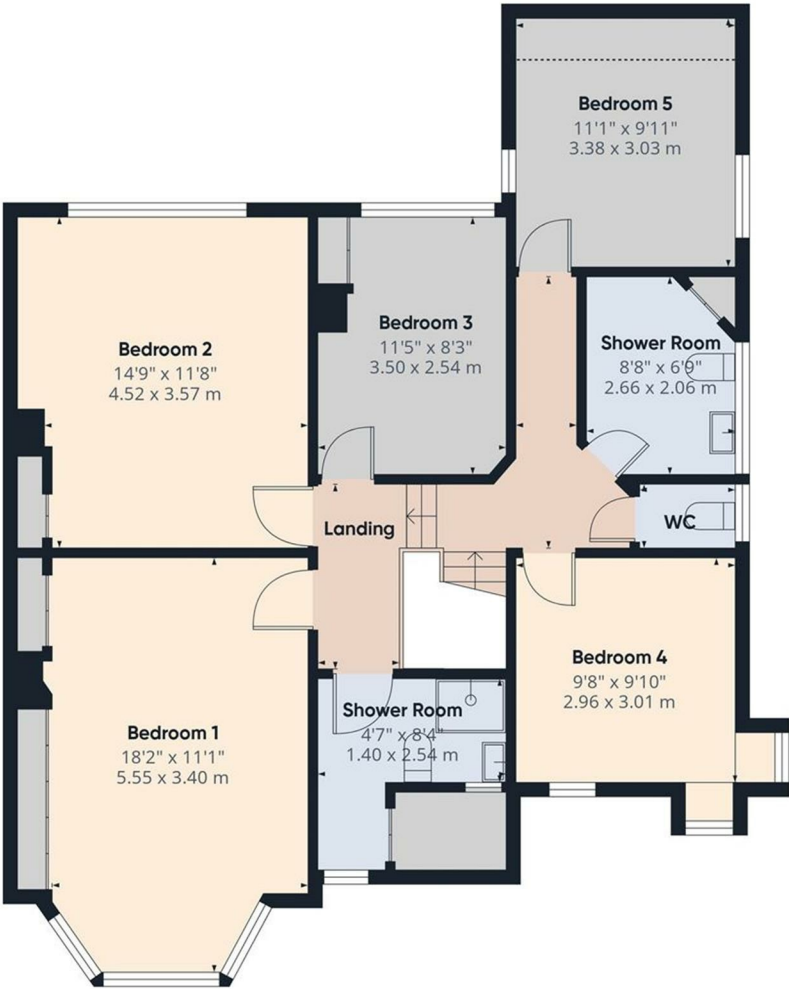
## PROPERTY TO SELL?

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.









Floor 1



(1) Excluding balconies and terraces


Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	