



*230 Beverley Road, Anlaby, East Yorkshire, HU10 7HF*

📍 Extended Semi-Detached

📍 Stuning Open Plan Kitchen

📍 3 Good Bedrooms

📍 Council Tax Band = E

📍 Fabulous Westerly Garden

📍 Outdoor Bar and Store

📍 Excellent Parking

📍 Freehold / EPC = E

£400,000

## INTRODUCTION

Occupying a generous plot and set well back from the road, this beautifully extended semi-detached home offers a premium living experience with a focus on contemporary style. Offered for sale with no onward chain, the property features a standout open-plan kitchen, dining, and living area, meticulously designed with a central island and elegant Quartz worktops. This bright, social hub is further enhanced by bi-folding doors that open to a fantastic westerly-facing rear garden. A separate lounge and a versatile snug—currently utilised as a games room—provide additional living spaces tailored to modern family requirements.

The first floor comprises three well-proportioned bedrooms, two of which feature fitted wardrobes, and a stylish family bathroom complete with a separate shower and a traditional freestanding claw-foot bath. The exterior is equally impressive, featuring a large driveway with extensive parking and a detached garage that has been cleverly repurposed to include a front storage area and a dedicated outdoor bar. This garden-facing bar, with its French doors opening onto a large decked patio, creates an exceptional environment for entertaining. The expansive westerly garden enjoys the afternoon sun and includes a lawn, a paved patio, a garden shed, and a recently built treehouse.

## LOCATION

This particular street scene comprises many fine period homes and is so convenient for a range of amenities including shops, schools and recreational facilities. The village of Anlaby lies approximately 5 miles to the west of Hull city centre and has an excellent range of general amenities. A variety of supermarkets are located within a 10 minute drive including Waitrose, Sainsburys, Morrisons, Lidl, Aldi and Marks & Spencers Food Store in the nearby retail park. Haltemprice Sports and Community Centre is nearby and there is schooling for all ages. Convenient access can be gained to the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE HALL

With staircase leading up to the first floor and storage cupboard under.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

## LOUNGE

With feature fire surround housing a living flame gas fire. Bay window to the front elevation.



**OPEN PLAN LIVING**



## DINING AREA

With windows to the side elevation.



## KITCHEN / LIVING AREA

Featuring a range of shaker style base and wall units with Quartz worktops and matching central island with breakfast bar peninsular. There is a butler sink, range style cooker with extractor above, integrated dishwasher and washing machine. Bi-folding doors lead out to the westerly facing rear garden. The living area is open plan through to the snug - currently utilised as a games room.



### *SNUG / GAMES ROOM*

With feature fireplace housing a living flame gas fire.



### *CONSERVATORY*

With doors leading out to the rear garden.



### *FIRST FLOOR*

#### *LANDING*

With window to side and loft access hatch.

## BEDROOM 1

Featuring fitted wardrobes with sliding doors. Bay window to the front elevation.



## BEDROOM 2

With fitted wardrobes and window to the rear elevation.



### BEDROOM 3

Window to front.



## BATHROOM

With suite comprising a traditional freestanding claw-foot bath with shower attachment, separate shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, windows to side and rear elevations.



## OUTSIDE

The front of the property features a large driveway with extensive parking and a detached garage that has been cleverly repurposed to include a front storage area with automated roller door and a dedicated outdoor bar. This garden-facing bar, with its French doors opening onto a large decked patio, creates an exceptional environment for entertaining. The expansive westerly garden enjoys the afternoon sun and includes a lawn, a paved patio, a garden shed, and a recently built treehouse.



## GARDEN BAR & DECK



### REAR VIEW



### HEATING

The property has the benefit of gas central heating.

### GLAZING

The property has the benefit of double glazing.

### TENURE

Freehold

### COUNCIL TAX BAND

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

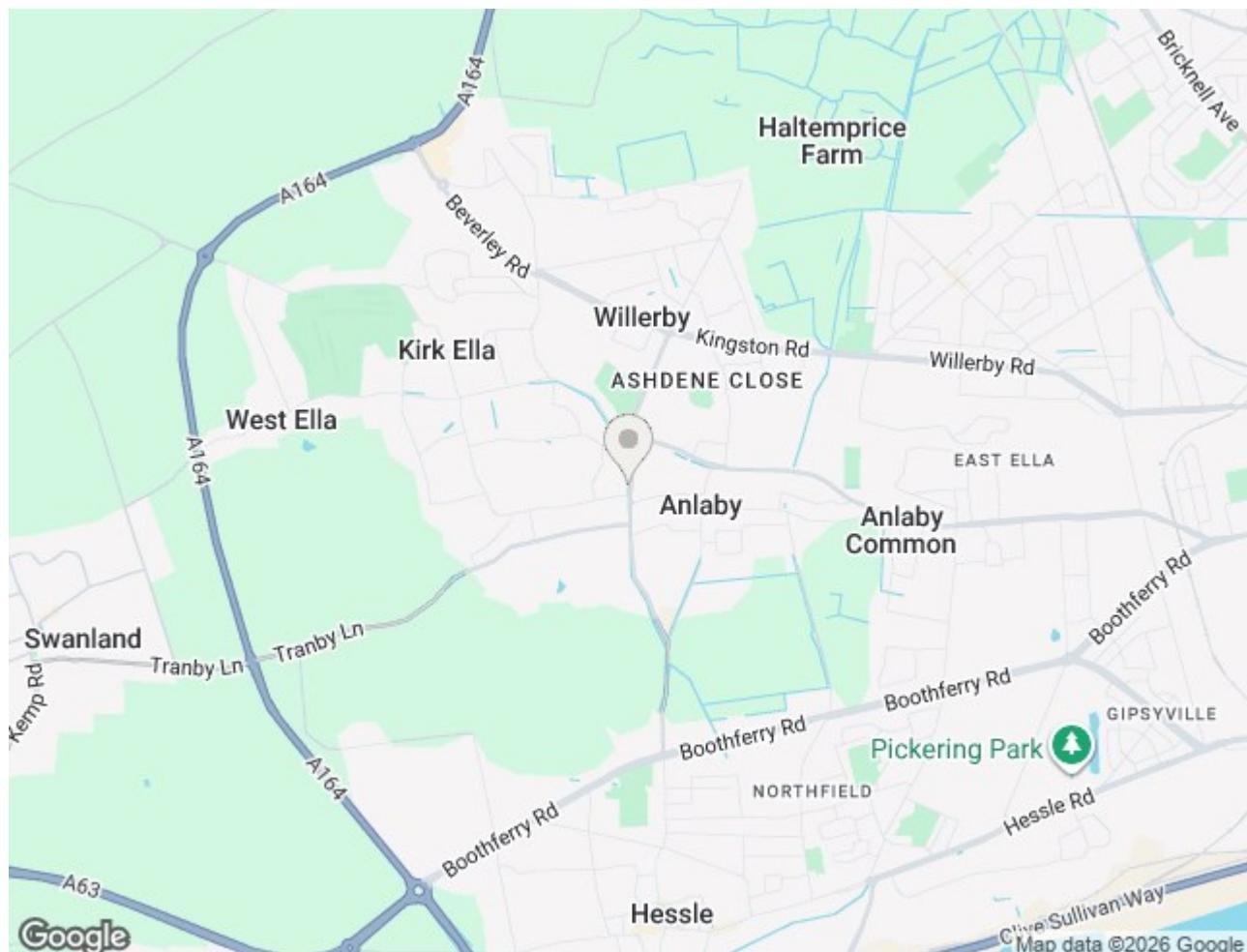
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.




 Approximate total area<sup>(1)</sup>

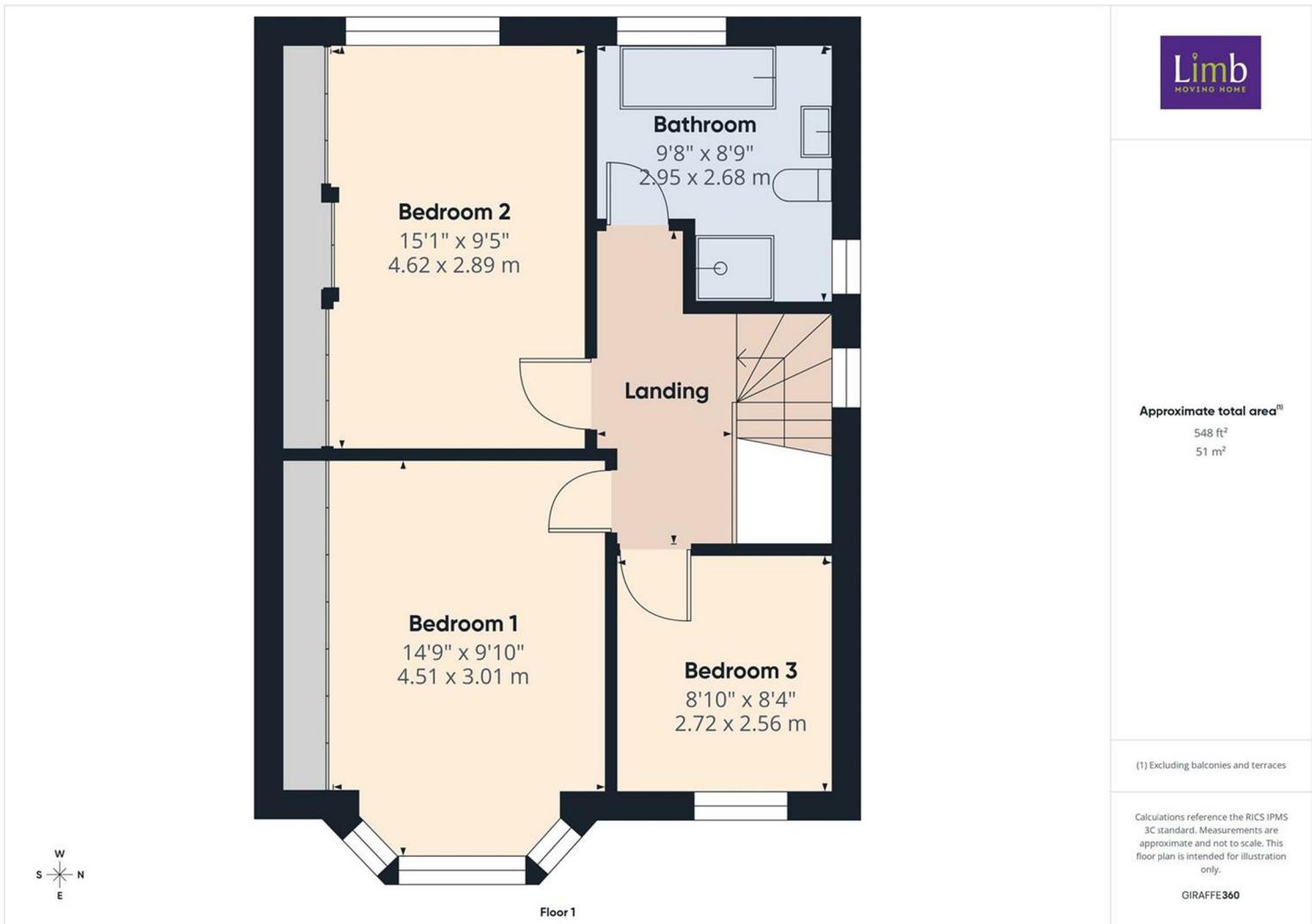
 1008 ft<sup>2</sup>

 93.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	