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Limb
MOVING HOME

The Poplars, 254 Beverley Road, Anlaby, East Yorkshire, HU10 7BD

- Distinguished Edwardian Home
- Approx. 3,700 sq. ft.
- Indoor Leisure Complex
- Council Tax Band = G
- 0.43 Acre private Grounds
- 4 Elegant Reception Rooms
- Detached Double Garage
- Freehold / EPC = D

£745,000

INTRODUCTION

The Poplars is a distinguished Edwardian residence standing within mature grounds of approximately 0.43 acres and extending to around 3,700 square feet. Rich in period character, the property retains a wealth of outstanding original features including stained glass windows, an impressive staircase and panelled doors, while offering extensive family accommodation together with a remarkable indoor leisure complex incorporating a heated swimming pool, sauna and changing facilities. Offering excellent scope for sympathetic updating, The Poplars presents a rare opportunity to acquire one of the area's most substantial period homes.

The accommodation briefly comprises a grand reception hallway, four elegant reception rooms, a breakfast kitchen with adjoining utility area and pantry, together with a cloakroom. To the first floor are four generous bedrooms, a family bathroom and a separate W.C. featuring a Japanese-style toilet. The impressive indoor leisure complex incorporates a heated swimming pool, sauna and changing room with shower, W.C. and wash hand basin, providing the flexibility of two bath/shower room facilities.

The property is set well back from the road across a bridge and situated within superlative mature grounds which extend to approximately 0.43 acres and enjoy a desirable westerly aspect. A sweeping driveway provides extensive parking and leads to the detached double garage, while the established gardens afford a high degree of privacy, creating a wonderful setting for the house.

LOCATION

The property is situated along Beverley Road, Anlaby, close to its junction with Tranby Lane. Anlaby is a popular and vibrant village situated on the western fringe of Hull in the East Riding of Yorkshire. It offers a desirable quality of life, with its blend of suburban convenience and traditional charm. Together with the neighbouring villages of Kirk Ella, Willerby, and Hessle, the area provides superb access to top-tier amenities, medical and recreational facilities. Making it a perfect place to live for many.

The village is perfectly positioned to offer residents an outstanding array of modern conveniences and retail options, most notably the Anlaby Retail Park—home to a Marks & Spencer Food Hall and other major retailers. The village heart retains a traditional feel with local restaurants and independent shops, while the nearby Haltemprice Leisure Centre serves as a premier hub for fitness, swimming, and recreation.

The village is served by established primary schools, including Anlaby Primary School and Acre Heads Primary School. For secondary education, the area is well-positioned for Wolfreton School & Sixth Form College, alongside the nearby, highly regarded independent Tranby School, making it an ideal choice for families.

Anlaby provides superb regional connectivity. It offers easy access towards Hull, the A63 and the wider M62 corridor. Local accessibility is also excellent, with regular bus services and convenient train links available at nearby Hessle, Brough, or Hull Paragon Interchange. Accessibility to key destinations includes:

- Hull City Centre: Approx. 4 miles
- Beverley: Approx. 9 miles
- York: Approx. 37 miles
- Leeds: Approx. 56 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

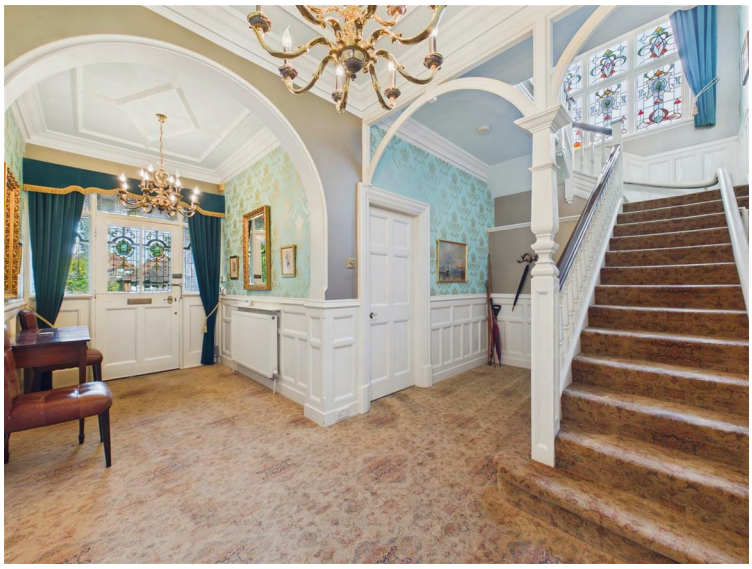
ACCOMMODATION

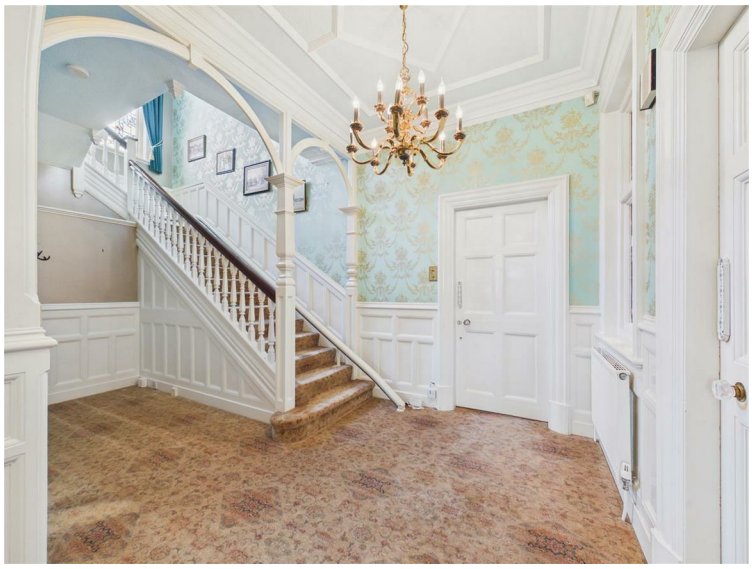
The layout and room sizes are detailed on the attached floorplan.

Residential entrance door with stained glass window to:

ENTRANCE HALL

A truly impressive reception hall featuring a magnificent sweeping staircase rising to a galleried landing, together with wood panelling, stained glass windows and decorative ceiling mouldings.





SITTING ROOM

With an ornate fireplace and impressive bay window to the front elevation.

DRAWING ROOM

With magnificent inglenook-style fireplace recess framed by two large arches. Window to the front elevation and double doors open through to the office.

OFFICE

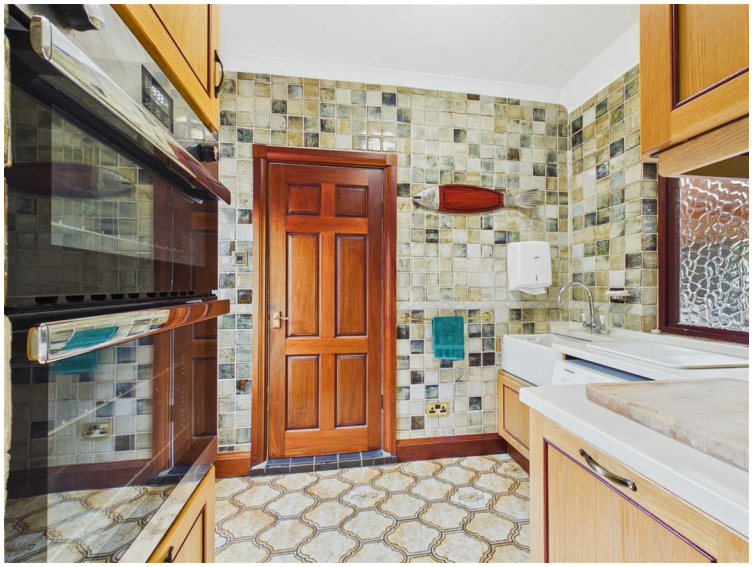
Enjoying views over the leisure complex with door providing direct access.

DINING ROOM

A generous reception room with picture window overlooking the indoor leisure complex.

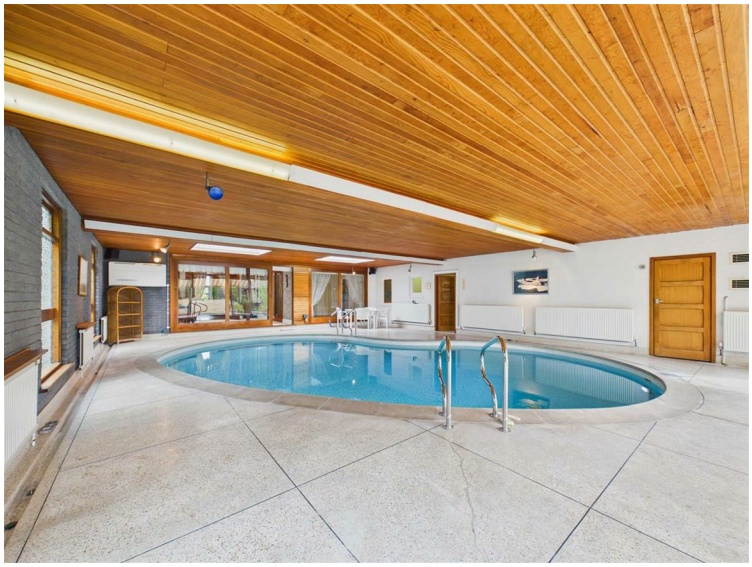
KITCHEN

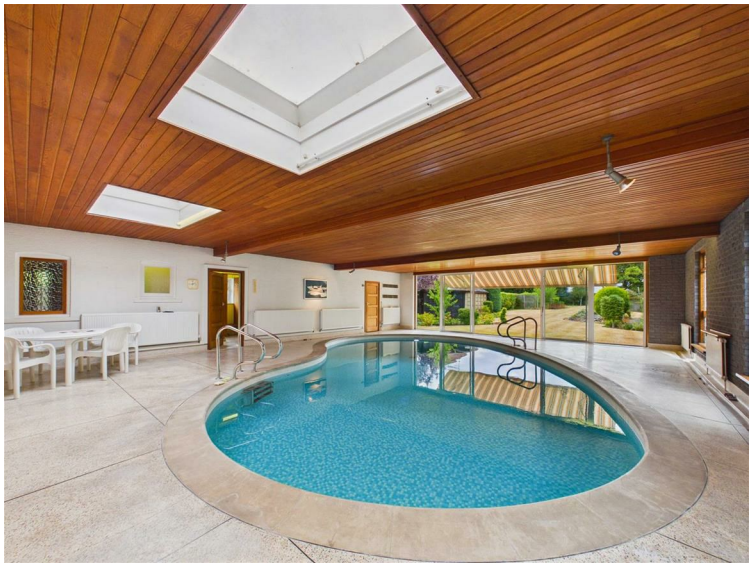
With fitted units, one and a half bowl sink and drainer, double oven and gas hob with filter hood above. There is an adjoining utility area, walk-in pantry with access to the cellar, together with a large storage cupboard.



LEISURE COMPLEX

A remarkable leisure complex centred around a kidney-shaped heated swimming pool with adjoining pump room. Sliding doors open directly to the rear garden, while the changing facilities and sauna complete this exceptional space.

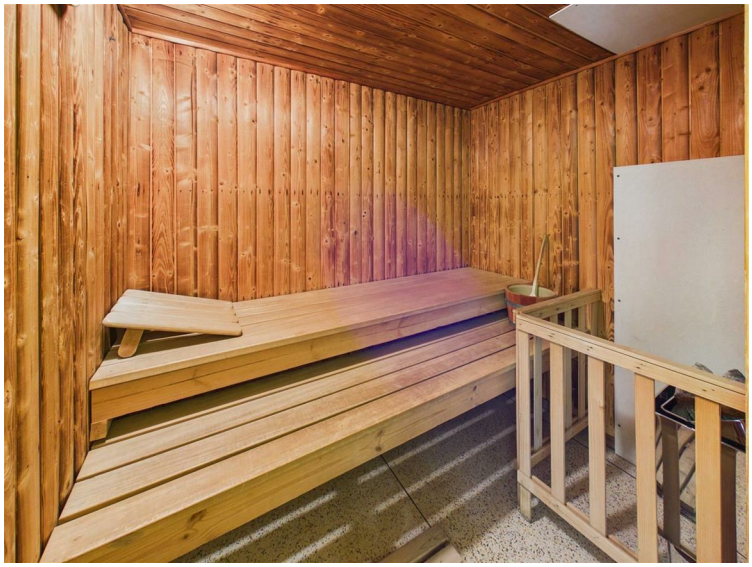




LEISURE COMPLEX AT NIGHT

CHANGING ROOM

With individual changing rooms, shower, wash hand basin and W.C. There is also a sauna.



FIRST FLOOR

LANDING

With feature stained glass window to the side elevation.

BEDROOM 1

With fitted wardrobes and window to the front elevation. There is also a generous storage cupboard housing the gas central heating boiler which offers potential for conversion into an en-suite shower room, subject to any necessary consents.

BEDROOM 2

With fitted wardrobes and window to the front elevation.

BEDROOM 3

With vanity wash hand basin and window overlooking the rear garden.

BEDROOM 4

Window to the front elevation.

BATHROOM

With suite comprising a spa bath, separate shower enclosure, wash hand basin and concealed flush W.C. Window to the rear elevation.

W.C.

With Japanese style W.C. and wash hand basin.

OUTSIDE

The Poplars stands within mature grounds extending to approximately 0.43 acres, enjoying a desirable westerly aspect to the rear. A sweeping driveway provides extensive off-street parking and leads to the detached double garage. The established gardens are predominantly laid to lawn with mature trees, shrubs and well-stocked borders, creating a high degree of privacy.

Further enhancing the property's versatility are three substantial outbuildings, all benefiting from power and lighting, offering excellent potential for a variety of uses including workshops, storage or hobbies. There is also a useful cellar, a greenhouse with power, outside water taps to both the side of the house and the rear garden, together with the benefit of solar panels.

OUTSIDE

REAR VIEW

DOUBLE GARAGE

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has majority double glazing with some single glazed stained glass windows.

SOLAR PANELS

Solar panels are fitted which we are advised generate an income of approximate £600 p.a.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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, such as floor coverings, curtains and light fittings. 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

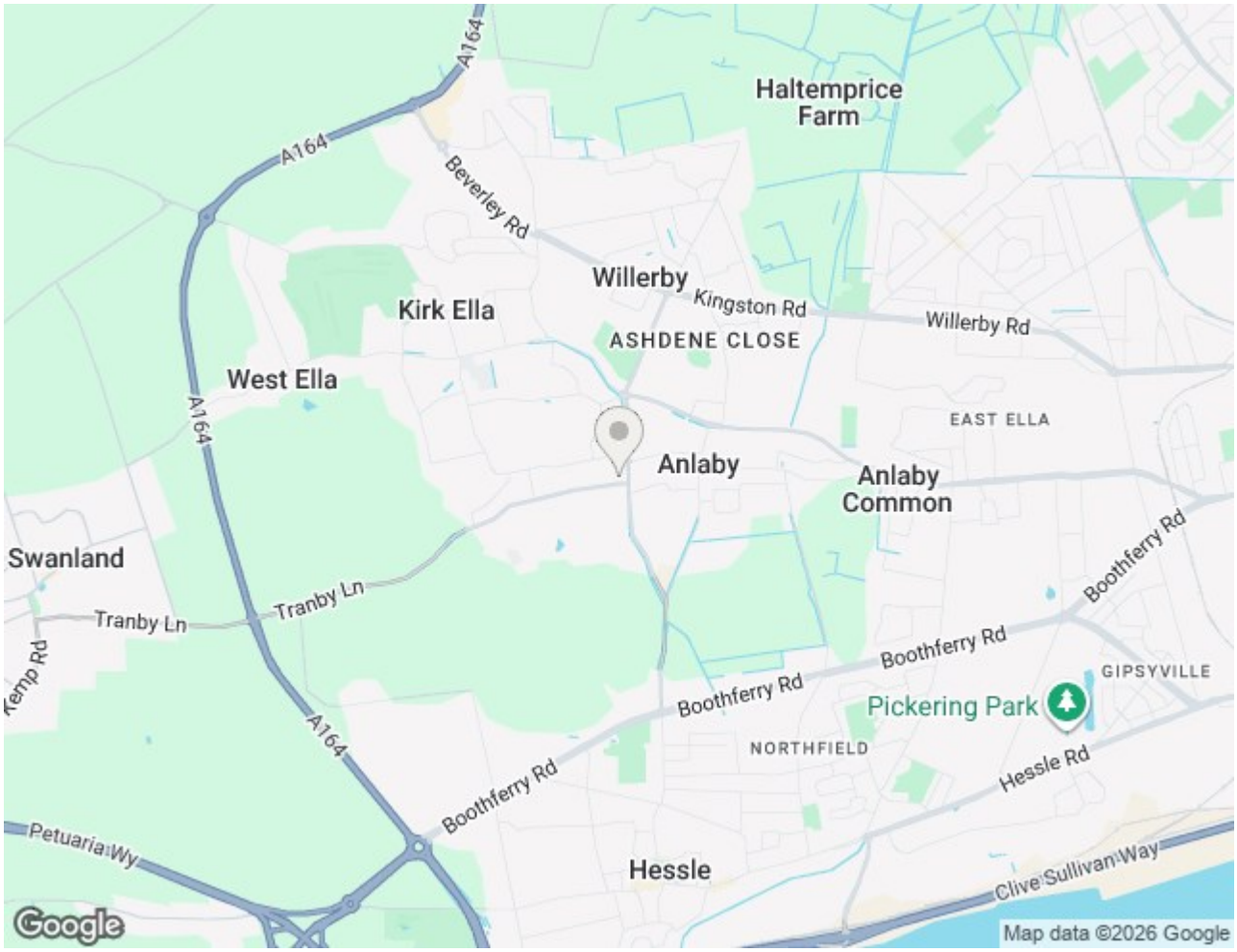
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.


A164
Haltemprice Farm
Beverley Rd
Willerby
Kingston Rd
Kirk Ella
ASHDENE CLOSE
Willerby Rd
West Ella
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Boothferry Rd
GIPSYVILLE
Pickering Park
NORTHFIELD
Hessle Rd
Petuaria Wy
Hessle
Clive Sullivan Way
Google
Map data ©2026 Google

Floor 0

Approximate total area(1)

2711 ft²

252 m²

(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

Approximate total area(1)
917 ft²
85.2 m²

(1) Excluding balconies and terraces

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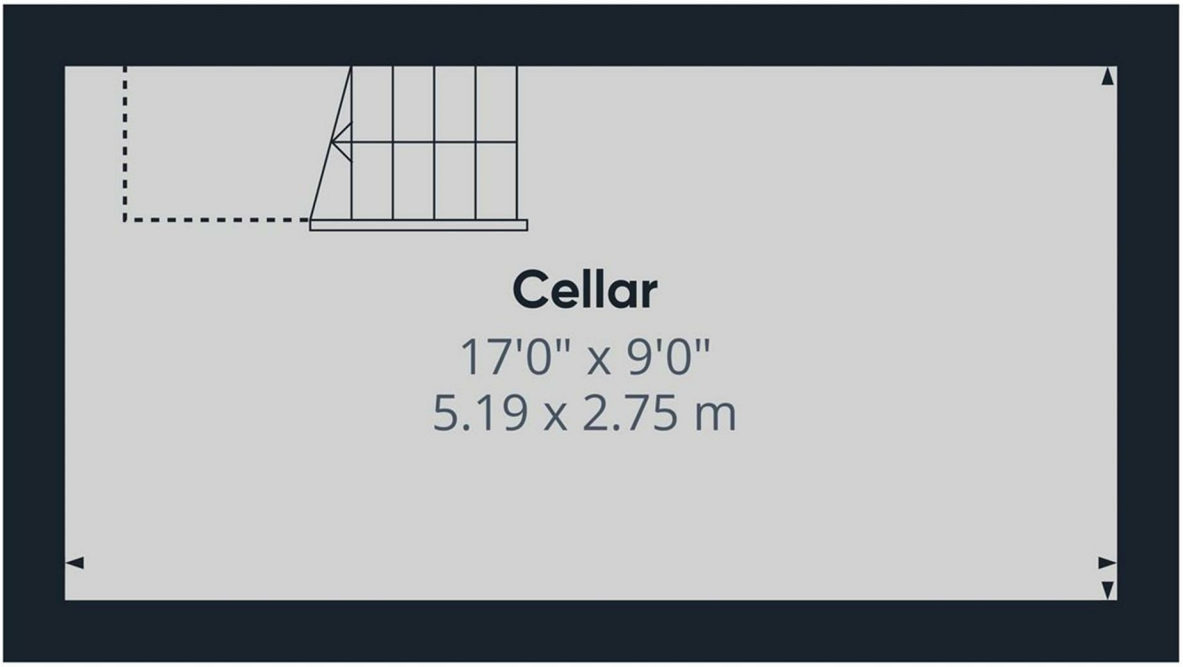

Floor -1

Approximate total area(1)
154 ft²
14.3 m²

Reduced headroom
16 ft²
1.5 m²

(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.

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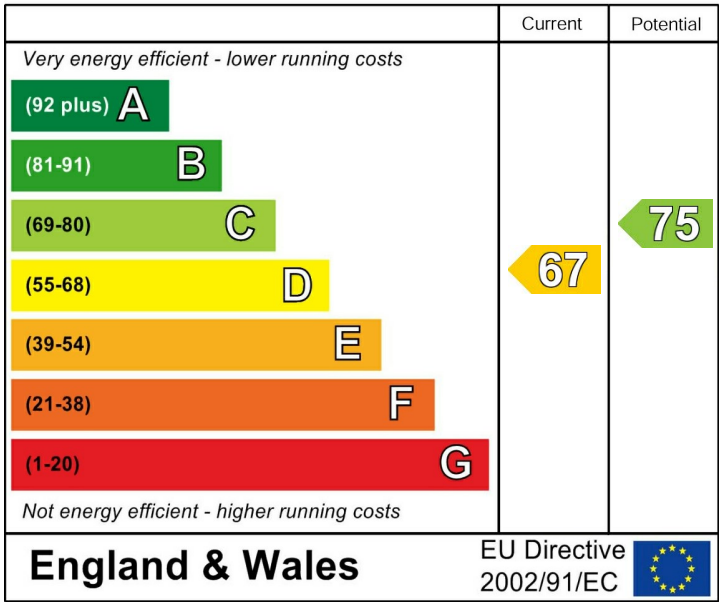
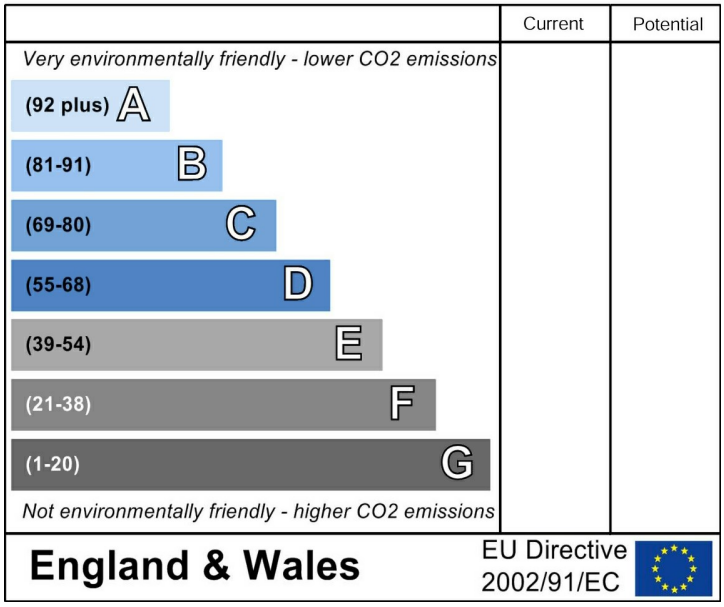
Energy Efficiency Rating



Environmental Impact (CO_2) Rating