

Whitakers

Estate Agents



214 Beverley Road, Hull, HU10 7HE

£489,500

Whitakers Estate Agents are delighted to present this exceptional detached family home, occupying a highly sought-after position along Beverley Road in the heart of Kirk Ella. Renowned for its excellent schooling, convenient transport links and wealth of nearby amenities, the location is perfectly suited to families and commuters alike, whilst retaining the charm and character of one of the area's most desirable villages.

Externally to the front aspect, the property benefits from a generous paved forecourt, providing ample off-street parking for multiple vehicles. Framed by mature hedging and well-stocked planted borders, a side driveway extends alongside the property and leads to the detached garage.

Upon entry, the resident is greeted by a welcoming entrance hallway that provides access to a bay-fronted living room, a sitting room, and a fitted kitchen / breakfast room with French doors leading out to the garden. Adjoining the kitchen is a practical utility room incorporating a cloakroom.

A fixed staircase rises to the first-floor landing, which has access to the loft hatch. The accommodation comprises a principal bedroom complete with a walk-in wardrobe, two further double bedrooms, and a fourth bedroom featuring a picture bay window. These rooms are served by a bathroom furnished with a two-piece suite.

French doors from the sitting room open onto an expansive patio and raised timber decking seating area, creating an ideal space for outdoor entertaining. The detached garage is complemented by an adjoining office and store, whilst the impressive enclosed rear garden is predominantly laid to lawn and beautifully framed by mature trees, hedging and established borders. A feature pond, raised vegetable beds and a greenhouse further enhance this superb outdoor space.

The accommodation comprises

Front external



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Ground floor

Hallway



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and solid wood parquet flooring. Leading to :

Living room 16'3" x 13'1" maximum (4.97 x 4.00 maximum)



UPVC double glazed bay and side window, central heating radiator, log burner with exposed brick inset / granite hearth and decorative surround, and carpeted flooring.

Sitting room 16'5" x 13'5" (5.02 x 4.10)



UPVC double glazed French doors and bay window, central heating radiator, fireplace with decorative wooden surround, and Karndean flooring.

Kitchen / breakfast room 31'2" x 12'11" (9.50 x 3.96)



Breakfast area



UPVC double glazed bay window and side window, central heating radiator, and solid wood flooring.

Kitchen



UPVC double glazed French doors and side windows, UPVC double glazed window, over central heating radiator, and solid wood flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, integrated dishwasher.

Utility area 8'4" x 4'5" (2.55 x 1.36)



UPVC double glazed door and window, central heating radiator, and solid wood flooring. Fitted with a range of floor and eye level units, worktop

with splashback tiles above, sink with mixer tap, and plumbing for a washer and a dryer.

Cloakroom

UPVC double glazed window, central heating radiator, and partly tiled walls with Karndean flooring. Furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

First floor

Landing

With access to the loft hatch, stained glass double glazed window, central heating radiator and carpeted flooring. Leading to :

Loft

The loft is partly boarded with loft ladder and lighting.

Bedroom one 16'11" x 13'1" (5.16 x 4.00)



UPVC double glazed bay window, central heating radiator, walk-in wardrobe, and carpeted flooring.

Bedroom two 16'6" x 13'4" (5.04 x 4.07)



UPVC double glazed bay and side window, central heating radiator, and carpeted flooring.

Bedroom three 11'10" x 9'0" (3.61 x 2.75)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 7'5" x 7'5" (2.28 x 2.28)



UPVC double glazed bay window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with two-piece suite comprising 'P' shaped panelled bath with mixer tap and waterfall shower, and wash basin with mixer tap.

Rear external



French doors from the sitting room open onto an expansive patio and raised timber decking seating area, creating an ideal space for outdoor entertaining. The detached garage is complemented by an adjoining office and store, whilst the generous enclosed rear garden is predominantly laid to lawn, framed by mature trees, hedging and established borders, with a feature pond, raised vegetable beds and a greenhouse.

Patio and wooden decking seating area



Garage / Store / Office

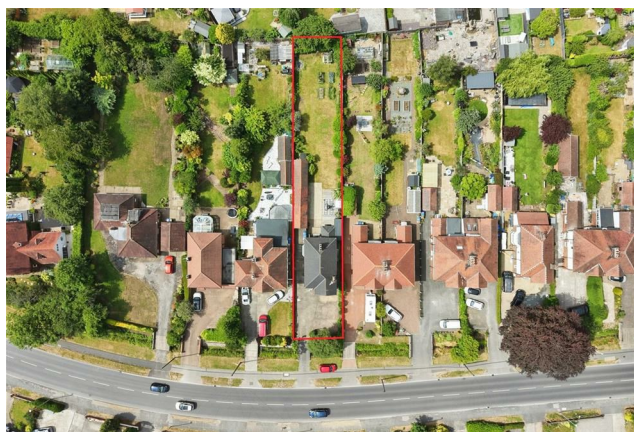


Garage - Electric up-and-over door, window and connection to lighting and power. Also plumbed with sink and water supply.

Store - Window and connection to lighting and power.

Office - Vinyl flooring, and connection to lighting and power. Also has fixed work surfaces and hard wired Ethernet connection.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries.

before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL020214000

Council Tax band - F

EPC rating

EPC rating - D

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

Whitakers Estate Agent Declaration

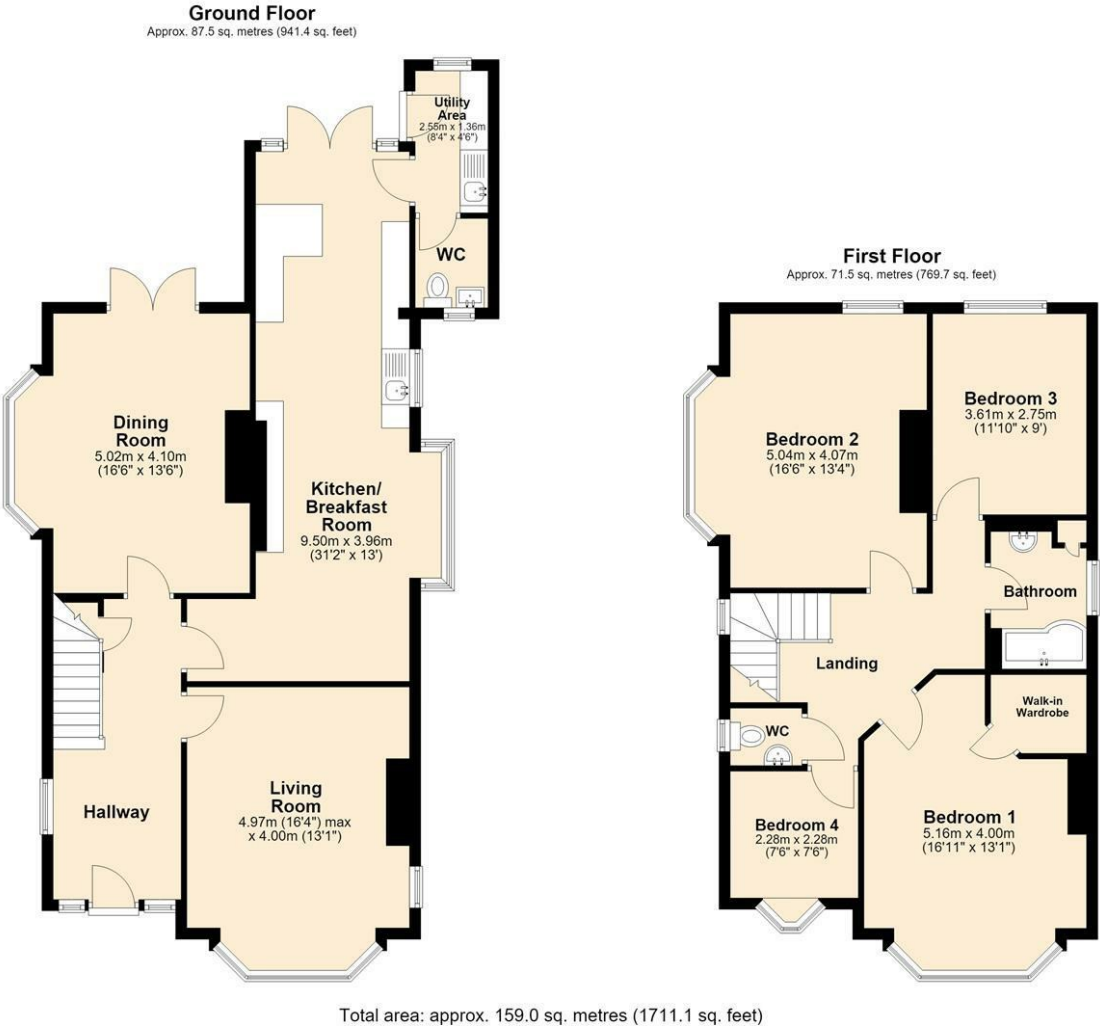
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

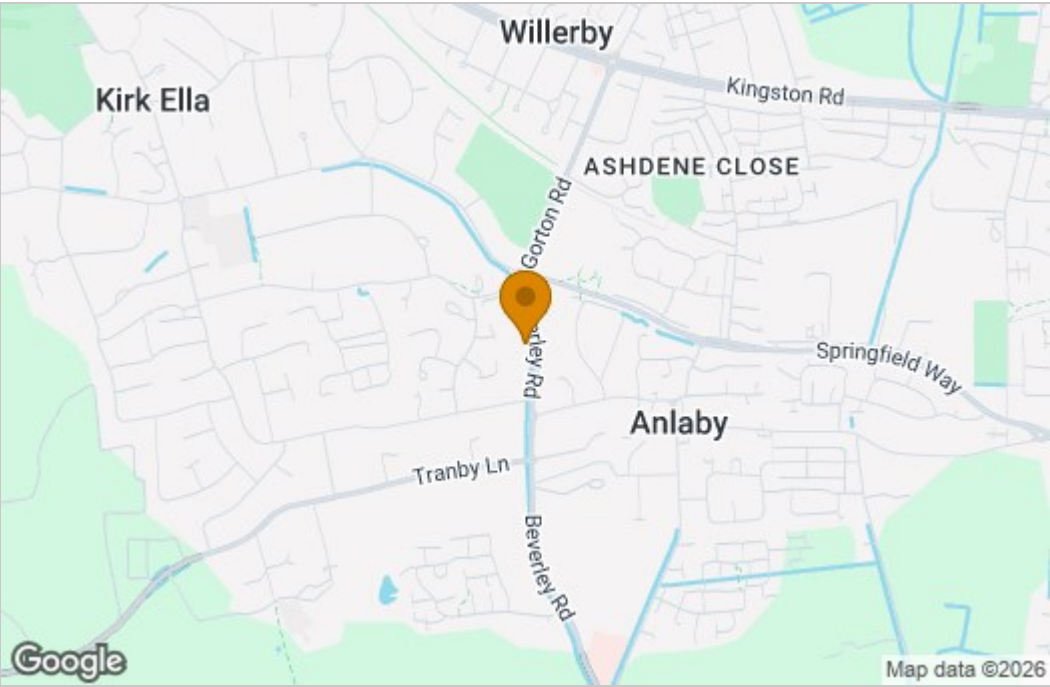
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

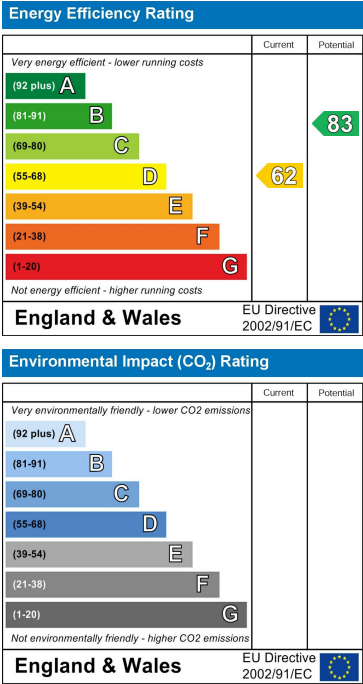
Floor Plan



Area Map



Energy Efficiency Graph



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