



Beverley Road, Kirk Ella, East Yorkshire, HU10 7AG

TAKE A LOOK AT THE FLOORPLAN – YOU WILL STRUGGLE TO FIND THIS MUCH SPACE IN KIRK ELLA AT THIS PRICE PROVIDING SIX BEDROOMS - THE PERFECT FAMILY HOME BACKING ONTO KING GEORGE V PLAYING FIELD.



Set back from the road on a good size plot, backing onto King George V Playing Field, this substantial and vastly extended property provides extremely versatile accommodation in move-into condition. With six bedrooms, large open plan dining kitchen with connecting doors to conservatory, two further receptions, utility room, downstairs w.c., master bedroom with en-suite and multiple parking. Situated close to highly regarded schools and excellent local amenities in one of the most desirable locations in the region. If you are looking for space at a realistic price, this property comes highly recommended.

## Location

The exclusive village of Kirk Ella lies approximately seven miles to the south of the Historic town of Beverley. Good local shopping and sporting facilities are to be found in the centre of Kirk Ella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

## Accommodation

The accommodation is arranged on the ground and two upper floors and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

### L-shaped Entrance Hall

With staircase off and understairs storage cupboard.

### Living Room

Including walk-in bay window overlooking the front. Recess fireplace with woodburning stove.

### Lounge

With recessed fireplace and patio doors leading to the ...





Conservatory  
With double French doors to the rear decking and garden. Connecting doors to the ...

Dining Kitchen  
Includes a comprehensive range of floor and wall cabinets with complementing worktops and tiling, single drainer sink unit, range oven and plumbing for dishwasher.

Utility Room  
Fitted in a style to match the kitchen providing rear entrance and access to ...

Downstairs W.C.  
With wash hand basin.

First Floor

Landing

Bedroom 1  
With recessed wardrobe.

En-suite Shower Room  
Includes shower cubicle and vanity wash hand basin with complementing tiling.

Bedroom 2

Bedroom 3

Bedroom 4



### Family Bathroom

Half tiled complementing a four piece suite comprising panelled bath, independent shower cubicle, vanity wash hand basin and low level w.c. plus heated towel rail.

### Second Floor

#### Landing

Includes built-in linen cupboard.

#### Bedroom 5

#### Bedroom 6

With fitted wardrobes.

#### Outside

The property stands particularly well set back from the road. A wide driveway provides multiple parking leading to an integral garage. The rear garden has been well landscaped with outdoor entertaining in mind with a full width decking area plus further patio, children's play area and large summerhouse/shed. Backing onto King George V Playing Field, enjoying considerable privacy.

#### Services

Mains gas, water, electricity and drainage are connected to the property.

#### Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

#### Double Glazing

The property has the benefit of UPVC double glazed windows.

#### Tenure

The tenure of the property is freehold.

#### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

#### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

#### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

#### Viewings

Strictly by appointment with the sole agents.



## Mortgages

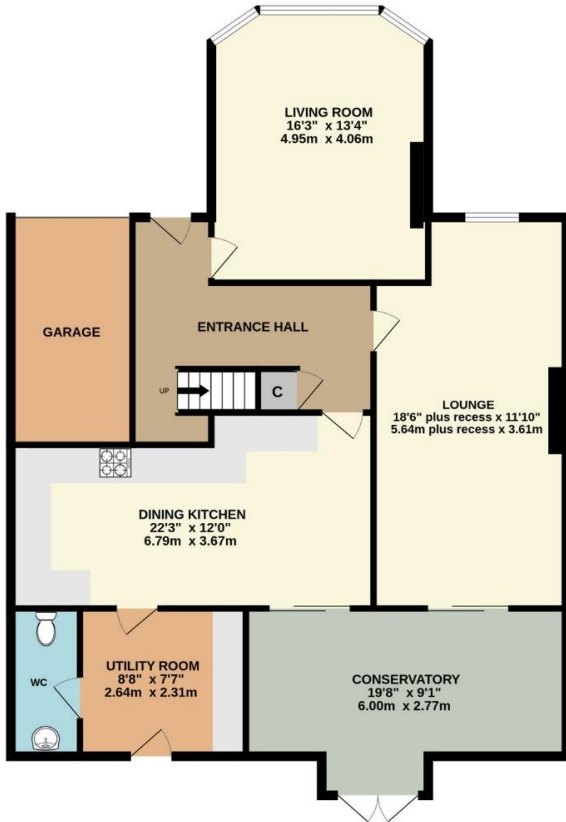
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal

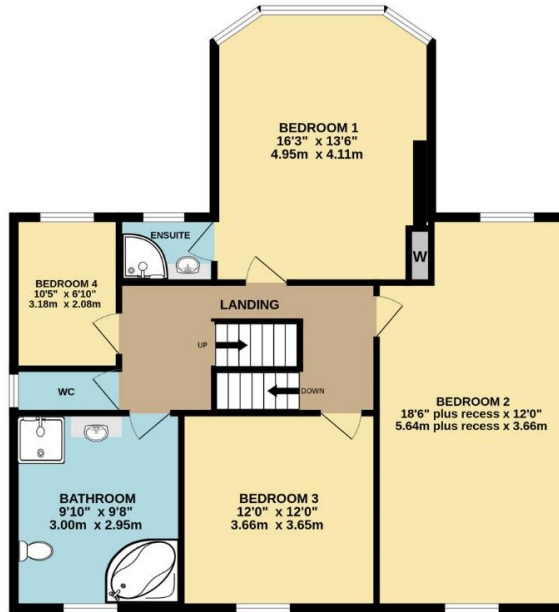
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



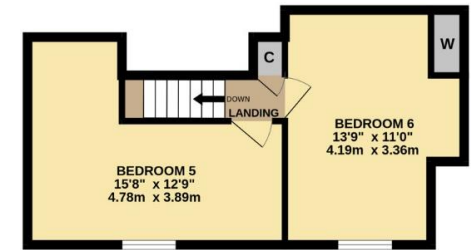
GROUND FLOOR  
1302 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR  
980 sq.ft. (91.1 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 2614 sq.ft. (242.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given 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, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

