



**756 Beverley Road, Hull HU6 7EX**  
**£441,000**

- Imposing modern detached house in excess of 1400 square feet
- Superbly versatile and well presented throughout
- Three Reception Rooms
- Four DOUBLE Bedrooms
- Two Bathrooms
- Beautifully presented garden
- Resin driveway concealed beyond wrought iron gates
- Detached brick garage
- Viewing is an absolute must!
- EPC Rating: C; Council Tax Band: E

This beautifully presented detached family home was built in the mid 1990's yet feels like it has been there for as long as the traditional properties; superbly blended. With over 1400 square feet of versatile, deceptively spacious accommodation the property enjoys Entrance Hallway with superb integral storage and WC off, Study (ideal for working from home), spacious Lounge with modern fireplace and double doors opening in to the Dining Room with patio door opening on to the raised terrace, and modern fitted Breakfast Kitchen with Utility Area. To the first floor there are FOUR DOUBLE Bedrooms (all of which are beautifully fitted) and Two Bathrooms.

The gardens are beautifully maintained with the raised terrace providing great outdoor space with steps leading down to the vast lawned area with planted feature to the head and further patio areas.

Sitting proudly beyond the wrought iron driveway gates the resin driveway provides parking for several vehicles with a detached brick garage.

This property would accommodate a growing family, proudly. A viewing is a must to fully appreciate all that this house has to offer.

## LOCATION

Enjoying a prime position on Beverley Road with good public transport links. Hull City centre is approximately 2 miles south of the property with great motorway networks via the A63/M62. Kingswood retail park sits east of the property with an excellent range of retail and entertainment facilities. The historical town of Beverley sits approximately 5 miles North of the property with a superb range of amenities and facilities.

## THE ACCOMMODATION COMPRIMES

### GROUND FLOOR

A double glazed composite door with side window opens into:

### ENTRANCE HALLWAY

20'7" x 5'6" (6.27m x 1.68m)

Staircase leading to the first floor accommodation, concealed 'push open' useful storage cupboards under the stairs with additional double cupboard shelved out providing great storage facilities. A door leads into: cloakroom/storage cupboard which houses the electrical distribution board.

### STUDY

9'3" x 6' (2.82m x 1.83m)

uPVC triple glazed window to the front elevation, fully fitted office furniture incorporating cupboards and shelves which was only installed in 2023. A superb area for those working from home.

### W.C.

UPVC double glazed window to the side elevation, two piece modern suite in white comprising of low level w.c., wash hand basin set in vanity unit.

### BREAKFAST KITCHEN

12'11" x 11'5" (3.94m x 3.48m)

uPVC double glazed window and door opening out into the rear garden, an extensive range of contemporary light Ash fitted base and wall units with smoked glass display cabinets, under unit lighting, large storage drawers and integrated wine rack with stunning quartz work surfaces and coordinating tiled splashbacks. Breakfast bar and seating area, sink unit with mixer tap, space and provision for gas/electric cooking and extractor hood. The Kitchen and Utility room were styled and fitted by Magnet Kitchens.

An opening leads into:

### UTILITY AREA

6'9" x 5'7" (2.06m x 1.70m)

uPVC window and door to the side elevation, matching units to those in the kitchen, space and plumbing for washing machine/tumble dryer and sink unit with mixer tap.

### LOUNGE

15'8" plus bay x 11'7" (4.78m plus bay x 3.53m)

uPVC triple glazed picture bay window to the front elevation, stunning contemporary marble fireplace with integral lighting and living flame gas fire. TV aerial point. Glazed French doors lead into:

### DINING ROOM

12'10" x 11'6" (3.91m x 3.51m)

Sliding patio door which opens out onto the terrace.

### FIRST FLOOR

#### LANDING

Airing cupboard with 4 shelves and a radiator

Access to loft.

#### BEDROOM 1

13'9" x 9'9" to wardrobes (4.19m x 2.97m to wardrobes)

uPVC triple glazed window to the front elevation and fitted bedroom furniture comprising of wardrobes and integrated five drawer unit. A door opens into:

#### EN-SUITE

uPVC triple glazed window to the front elevation, with modern three piece suite in white comprising of walk-in shower cubicle, vanity unit housing the wash hand basin, low level w.c. Extractor fan and towel radiator with controls for both gas and electricity. Floor to ceiling wall tiling.

#### BEDROOM 2

13' x 9'8" to wardrobes (3.96m x 2.95m to wardrobes)

uPVC double glazed window to the rear elevation and a full wall of fitted wardrobes with integrated 4 drawer unit.

### BEDROOM 3

11'5" x 9'10" to wardrobes (3.48m x 3.00m to wardrobes)

uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

### BEDROOM 4

8'11" to wardrobes x 8'3" (2.72m to wardrobes x 2.51m)

uPVC triple glazed window to the front elevation and fitted wardrobe providing hanging and storage facilities.

### SHOWER ROOM

8'4" x 5'7" (2.54m x 1.70m)

uPVC double glazed window to the side elevation, modern three piece suite in white comprising spacious walk-in shower cubicle with mixer shower, wash hand basin set in vanity unit and low level w.c. all beautifully complemented with full height wall tiling and attractive feature border tiles, dual control towel radiator (operated by both gas and electricity) and extractor.

### OUTSIDE

Sitting proudly behind wrought iron gates, the property has a resin driveway which extends to the front and side leading down to the brick built detached garage. The garage is larger than average with electric up-and-over door, power and light and has the benefit of a radiator.

Secure wrought iron gates lead into the beautifully landscaped rear garden which has a two tier patio comprising a raised terrace with wrought iron fence and gate leading down to a further patio area and providing access to the vast sweeping lawn which extends to the head of the garden and a beautiful planted area offering various seating locations. The rear garden

is meticulously maintained with attractive hedging and offers a good degree of privacy. There is superb lighting which highlights the feature areas

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system and a Worcester boiler.

### GLAZING

The property benefits from a mix of uPVC double and triple glazing and three composite external doors.

### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



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