



**Beverley Road, Kirk Ella HU10 7HA**

**Welcome to**

**Beverley Road, Kirk Ella**

GUIDE PRICE £550,000 - £575,000

Stunning Home In Kirk Ella with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Ground Floor Cloakroom, Rear Porch, 4 Bedrooms (Master With En Suite), Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing now!



## Entrance Porch

With double doors to the front with matching side screens.

## Entrance Hall

With door to the front with matching side screens, radiator, feature stained glass window to the side, picture rail, understairs cupboard and stairs to the First Floor.

## Cloakroom

With window to the side, low level wc, wash hand basin, extractor fan and spot light points.

## Lounge

With window to the side, 3 windows to the rear, radiator and coving to the ceiling.

## Dining Room

With bay window to the front, 2 windows to the side, feature fireplace with ornate wooden surround, feature radiator, feature log burner and picture rail.

## Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, space for a range style cooker, cooker-hood, 2 skylights, integrated fridge freezer, plumbing for an automatic washing machine, feature radiator, spot light points, coving to the ceiling and double glazed doors with matching side screens leading to the Rear Garden.

## Rear Porch

With window to the side, door to the rear and coving to the ceiling.

## First Floor

### Landing

With 2 windows to the rear, coving to the ceiling and loft access.

### Bedroom 1

With window to the front, window to the side, radiator, coving to the ceiling and fitted wardrobes.

### En Suite

En Suite with shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator, spot light points, coving to the ceiling and window to the side.

### Bedroom 2

With window to the rear, window to the side, radiator, coving to the ceiling and fitted wardrobes.

### Bedroom 3

With bay window to the front, feature radiator and window to the side.

### Bedroom 4

With oriel window to the front and radiator.

### Bathroom

Bathroom with feature bath, shower cubicle, low level wc, wash hand basin, towel style radiator, spot light points, coving to the ceiling and window to the rear.

## Outside

### Front Garden

With established borders and flower beds housing plants, shrubs and trees, lawned area, hedges, side access, fencing and driveway providing off street parking for several vehicles.

### Rear Garden

Established, landscaped garden with block paved patio area, lawned area, borders and flower beds housing plants, shrubs and trees, hedges, gravelled areas, fencing and 2 sheds.

### Garage

Garage with window to the side, internal access door and up and over door.



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## Welcome to

### Beverley Road, Kirk Ella

- GUIDE PRICE £550,000 - £575,000
- Stunning, Detached, Traditional Home In Kirk Ella
- 4 Bedrooms (Master With En Suite)
- Beautiful Established Gardens
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: E

guide price

**£550,000 - £575,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WBY111831](http://williambrown.co.uk/Property/WBY111831)



Property Ref:  
WBY111831 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



william h brown



**01482 653111**



Willerby@williambrown.co.uk



10 Kingston Road, Willerby, HULL, East  
Yorkshire, HU10 6BN



**williambrown.co.uk**