



Beverley Road, Kirk Ella, Hull, East Riding of Yorkshire, HU10 7HA

FINE & COUNTRY

THIS STUNNING NOTABLE PROPERTY STANDS ON A SUPERB SOUTH FACING PLOT  
APPROXIMATELY QUARTER OF AN ACRE WITH ENORMOUS POTENTIAL



A fine example of Art Deco Architecture in a prime location. This well cared for property is offered at this realistic price range of reflect the need for a general cosmetic update. In the Agent's opinion there is scope to create an additional building plot, as there are two separate accesses to the property, however subject to consent. A truly exciting opportunity to stamp your own style on this blank canvas and landmark property while significantly increasing its value. Take a look at the floorplan to fully appreciate the potential. The delightful garden setting provides considerable privacy and is set well back from the road.

## 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 one upper floor and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

### Entrance Porch

To the ...

### Entrance Reception Hall

With staircase off. Featuring elongated Art Deco style windows, large understairs storage cupboard. Double doors to the ...

### Sitting/Dining Room

Enjoying an aspect over the front. With feature fireplace and gas fire.





### Living Room

Delightful south facing aspect over the garden and French door to the patio.

### Breakfast Kitchen

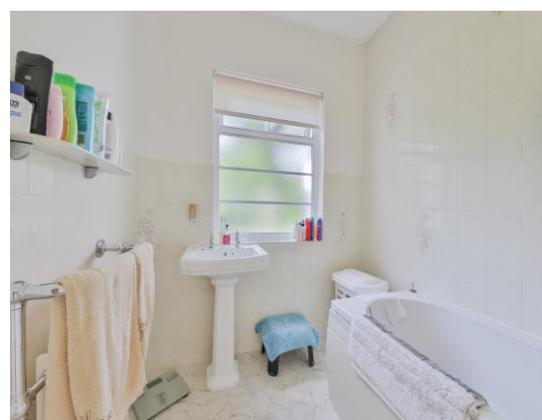
Has been re-fitted with a range of floor and wall cabinets, complementing worktops, single drainer one and a half bowl sink unit, built-in oven and hob, plumbing for automatic washing machine. There are two recessed cupboards either side of the chimneybreast, one housing the gas fired central heating boiler unit.

### Side Entrance

Gives access to the downstairs w.c.

### First Floor Landing

Built-in linen cupboard.



### Bedroom 1

With recessed wardrobes and wash hand basin. This extremely spacious room is capable of being sub-divided to create an en-suite if desired.

### Bedroom 2

With fitted wardrobes.

### Bedroom 3

### Bedroom 4

Currently being used as a study.

### Bathroom

Half-tiled and includes panelled bath with shower over, pedestal wash hand basin.

Separate WC

### Outside

The property stands particularly well on a substantial corner plot approximately quarter of an acre. Set well back from the road, double gates provide access to a front driveway. The rear garden is a particular feature, enjoying a south facing aspect and considerable privacy, beautifully landscaped with a number of ornamental shrubs and trees and full width patio area. The gardens extend beyond to an additional garden area leading to the double garage/workshop as shown on the floorplan. This end of the garden, in the agent's opinion, would offer scope for potential building plot accessed from South Ella Drive, subject to the necessary planning permission.

### Tenure

The property is freehold.

### 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 sealed unit double glazed windows.

### 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 E.\*

### 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.



## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

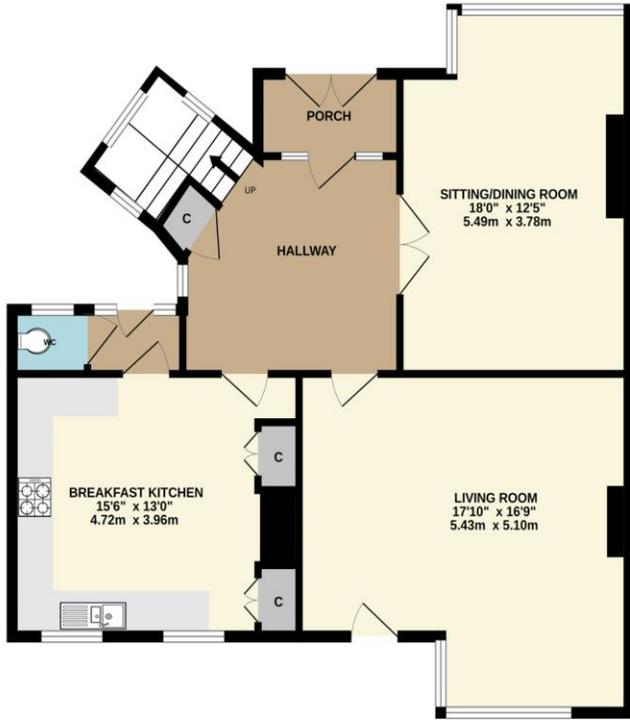
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal:

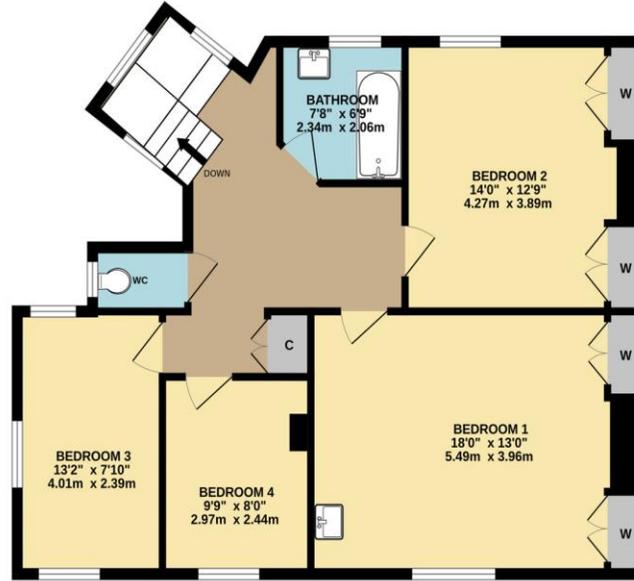
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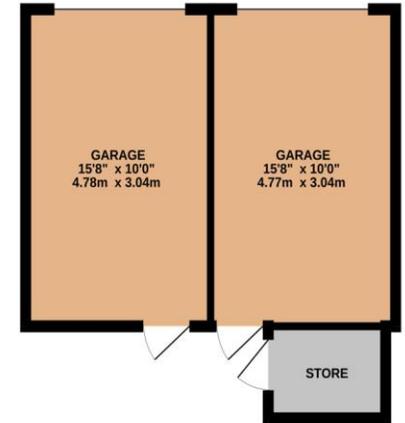
GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
793 sq.ft. (73.6 sq.m.) approx.



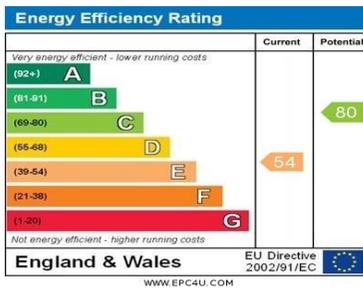
GARAGING  
342 sq.ft. (31.7 sq.m.) approx.



BEVERLEY ROAD, KIRK ELLA, HU10 7HA

TOTAL FLOOR AREA : 2021 sq.ft. (187.8 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.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

