



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has a gas-fired central heating system and double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£499,500

202 Hull Bridge Road,
Beverley



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Dee Atkinson & Harrison



202 Hull Bridge Road, Beverley, HU17 9RT

A three bedroom detached property on a substantial plot of approximately 0.36 acres lying just north east of Beverley and with wonderful views to the rear over Swinemoor common, one of the three ancient commons of Beverley. The beautifully presented property offers a range of living areas to suit your mood and a delightful kitchen with a vaulted ceiling. As well as the extensive well maintained gardens there is an attached garage and separate larger garage which will be of interest to many.

This lovely property has been much loved by the current owners and has a lovely feel to it. The living accommodation sits at the rear offering stunning views over the well maintained gardens and Swinemoor beyond. The attractive gardens provide areas of lawn, mature beds and borders, an extensive decked area, hedging to perimeters, a lovely summer house and a number of outbuildings. They will be a real draw for potential purchasers.

The accommodation in full comprises: An Entrance Hall, spacious Living Room, Study/Snug, lovely Orangery, stylish fitted Kitchen with a vaulted ceiling, 2 double Bedrooms, a decent single Bedroom, 4 piece Bathroom with separate shower unit and freestanding 'slipper' bath, and a further shower room. There is a garage with access available from the kitchen as well as the separate garage which has a higher level roof so it may be suitable for storing a caravan or use as a workshop. There is ample off street parking available within the good sized garden area to the front of the property. The property benefits from double glazing and gas fired central heating.

A physical viewing is the only way to fully appreciate everything this lovely property offers but short of that our 360-degree tour will provide a very useful overview.



LOCATION

The property sits between Beverley and Tickton providing good access to both. Tickton provides a number of shops and local amenities and there is also a well regarded pub, the Crown & Anchor, at nearby Hull Bridge. Beverley offers an extensive range of shops and local amenities. Swinemoor and the riverside of the nearby River Hull offer some lovely walks.

ACCOMMODATION

Entrance Hall - with polished floorboards.

Living Room - A lovely spacious and light room with French windows to the garden, further windows to two aspects and polished floorboards.

Study/Snug - polished floorboards and opening to.....

Orangery - a lovely space connecting the main body of the property to the kitchen, French windows to the garden and front of the house. Wood burning stove. Opening onto....

Kitchen - a really attractive space with a vaulted ceiling and housing a stylish modern kitchen with a range of base and wall mounted units with hardwood worktop, ceramic sink and drainer, integral appliances including electric hob, oven, dishwasher and fridge freezer. Tiled floor and windows to two sides. Door to garage.

Shower Room - a modern suite comprising shower unit, wash hand basin with hardwood vanity area, low flush WC and windows to two sides. Tiled floor.

Bedroom 1 - a double bedroom with fitted wardrobes.

Bedroom 2 - a double bedroom with fitted wardrobes.

Bedroom 3 - a decent single bedroom with built in wardrobe and timber style floor.

Bathroom - an attractively fitted 4 piece suite with low flush WC, pedestal wash hand basin, shower until and claw foot freestanding slipper bath with shower attachment. Polished floorboards.

OUTSIDE

To the front of the property there is a spacious driveway and car hardstanding area with high level double gates providing access to the road. The driveway also provides access to both garages. There is an area of lawn, high hedging and fencing to the perimeters. The property has two garages, the more

traditional one forming part of the property and accessed via double timber doors. It has power and light, accommodates the gas boiler and also has a courtesy door to the kitchen. The other is a larger timber structure with a higher vaulted roof so it may be useful to provide storage for a caravan/camper van or be used as a workshop. The expansive plot allows for good sized gardens to the rear and side. The well maintained gardens feature a number of lawned areas, a range of beds and borders, mature trees, a large area of timber decking adjacent to the property, a lovely spacious timber summer house and two sheds. The space would allow for a working garden should a purchaser wish to establish one. The south facing garden feels even larger due to the views out over Swinemoor.

A lovely 3 bedroom (potentially 4 bedroom) link detached house on this highly regarded development on the south side of Beverley.

