



Ashcroft, 216 Hull Bridge Road, Beverley, East Riding of Yorkshire, HU17 9RT

£369,950

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This detached bungalow is offered with NO CHAIN and has been the subject of a full scheme of modernisation and improvement. With a large single storey rear extension the renovated bungalow provides three bedrooms and two bathrooms with a large open plan living dining kitchen.

Providing accommodation on one floor, with; Entrance Hall, open plan Living Dining Kitchen with south westerly aspect, separate Utility Room, Master Bedroom with Ensuite Shower Room, two further Bedrooms and Family Bathroom. The property benefits from a landscaped rear garden, uPVC double glazing, gas fired central heating and single detached garage.

Agents Note : The property purchased in need of modernisation and improvement has been extended by this builder developer to provide large open plan reception and dining kitchen with separate utility room as well as three bedrooms and two bathrooms.



ACCOMMODATION COMPRISES

GROUND FLOOR ONLY

SIDE ENTRANCE DOOR GIVES ENTRANCE TO;

CENTRAL ENTRANCE HALL

With access to front and rear.

SPACIOUS LIVING DINING ROOM

22'3" x 16'4" (6.80 x 5.00)

With bi-fold doors opening into the rear garden.

OPEN PLAN KITCHEN

13'9" x 10'5" (4.20 x 3.20)

SEPARATE UTILITY ROOM

9'10" x 4'3" (3.00 x 1.30)

PRINCIPAL BEDROOM

11'9" x 9'10" (3.60 x 3.00)

ENSUITE SHOWER ROOM

9'10" x 4'3" (3.00 x 1.30)

BEDROOM TWO

11'5" x 9'10" (3.50 x 3.00)

BEDROOM THREE

9'10" x 7'5" (3.00 x 2.27)

FAMILY BATHROOM

OUTSIDE

SINGLE GARAGE

17'4" x 9'6" (5.30 x 2.90)

With electric up and over door, power and light connected and side pedestrian door.

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas and electricity are connected. Drainage is by way of a septic tank.

Specification

- UPVC replacement double glazing.

- Wall mounted gas combination central heating boiler located in a cupboard in the Utility Room. Provides central and domestic hot water.

- Bathrooms - The Family Bathroom is provided with a free standing bath, pedestal wash basin and low flush WC. The bathroom will be half tiled with tiled flooring. The Ensuite Bathroom provides a large shower cubicle, wash basin and WC, the Ensuite will be half tiled with a fully tiled shower cubicle.

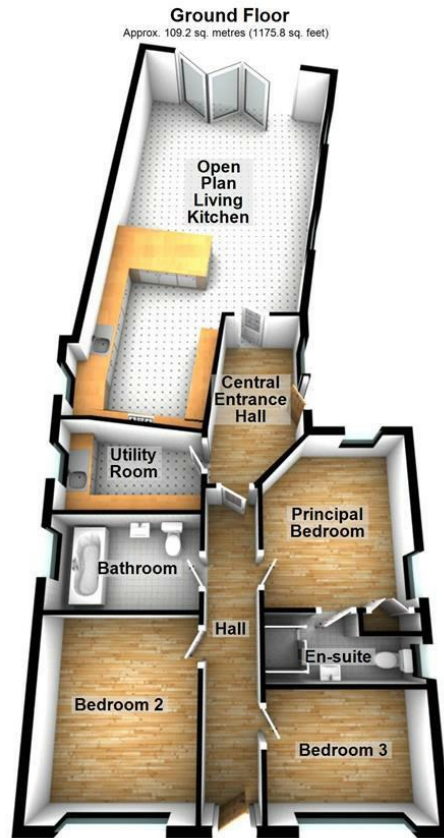
- Kitchen - Integrated appliances include; mid-height oven and microwave, induction hob with extractor hood, integrated dishwasher and fridge freezer. With underfloor heating throughout the open plan Living Dining Day Room.

- Utility Room - With plumbing for automatic washing machine.

- Gardens - Provided to front and rear. The rear garden is landscaped, turfed with fenced border. there is provision of a patio terrace to the rear, provision of a cold water outside tap and outside lighting. The front garden is hardlandscaped to provide off street parking for a number of cars and gives access to the garage.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

BEVERLEY OFFICE
 3 Sow Hill Road, Beverley, East Yorkshire, HU17 8BG
 T (01482) 866304 | E bevsales@stanifords.com
 www.stanifords.com

SWANLAND OFFICE
 2 West End, Swanland, East Yorkshire, HU14 3PE
 T (01482) 631133 | E swansales@stanifords.com
 www.stanifords.com