



202 Hull Bridge Road, Beverley, HU17 9RT

£530,000



# 202 Hull Bridge Road

Beverley, HU17 9RT

- UPDATED TO A HIGH STANDARD BY THE CURRENT OWNERS
- SITTING ON ONE THIRD OF AN ACRE
- OFF STREET PARKING
- ORANGERY
- UNIQUE PROPERTY
- PLENTY OF OUTBUILDINGS
- LARGE MODERN FITTED KITCHEN
- LARGE PRIVATE REAR GARDEN

Viewings are a must to appreciate the quality and size being offered by this truly unique property. Set on approximately one third of an acre, with plenty of off street parking, garage and outbuildings.

The property briefly comprises entrance hallway, large living room, study/ dining room, orangery, modern fitted kitchen, three bedrooms, bathroom and separate shower room. Whilst outside there is a garage, timber built garage/ hobby room, summer house and further sheds.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Has a storage cupboard, loft access and radiator.

### LIVING ROOM

24'3 x 12' (7.39m x 3.66m)  
There are windows to the rear and side, patio door to the rear, wall mounted fire and radiator.

### DINING ROOM

9'1 x 13'10 (2.77m x 4.22m)  
Window to the rear and radiator.

### ORANGERY

15'8" x 9'10" (4.78 x 3.02)  
With feature wood burner, patio doors to rear garden.

### KITCHEN

19'10 x 11'2 (6.05m x 3.40m)  
Feature wall and base units with wooden work surfaces. Porcelain sink with mixer tap, halogen hob with extractor hood over and eye level electric oven. Integral dishwasher, integral fridge freezer, feature ceiling beams, two radiators, two windows to the side and door to garage.

### SHOWER ROOM

Has a shower stall with electric shower, feature wash hand basin, built in vanity units, low flush WC, two windows to the rear.



**BEDROOM ONE** 9'1 x 13'9 (2.77m x 4.19m)  
With built in wardrobes, window to the rear and radiator.

**BEDROOM TWO** 9'9 x 8'9 (2.97m x 2.67m)  
With a range of built in wardrobes, window to the front and radiator.

**BEDROOM THREE** 7' x 9'5 (2.13m x 2.87m)  
Window to the front, radiator and built in storage.

**HOUSE BATHROOM**  
Has a feature claw footed bath with feature mixer tap and shower attachment. There is a walk in shower stall with mains fed shower and rainfall shower. Low flush WC, pillared wash hand basin, window to the side, chrome towel rail and is set in part tiled surrounds.

**EXTERNAL**  
To the front is a driveway with turning area allowing off street parking for numerous cars and giving access to the garage.

There is a lawned garden and planted area and is set in fenced and hedged surrounds.

To the side of the property is a feature landscaped garden with mature planted areas home to various bushes and shrubs. Separate lawned areas in hedged surrounds.

There is an outdoor workshop.

To the rear of the property is a large private garden with decked seating area, lawned garden with mature planted borders. There is a summer house.

With garden shed for extra storage. Benefits from a built in barbecue area and a further summer house used for storage or as a potting shed.

**GARAGE** 18'10 x 11'7 (5.74m x 3.53m)  
Double doors to the front, windows to the side, work surfaces and inspection pit under.

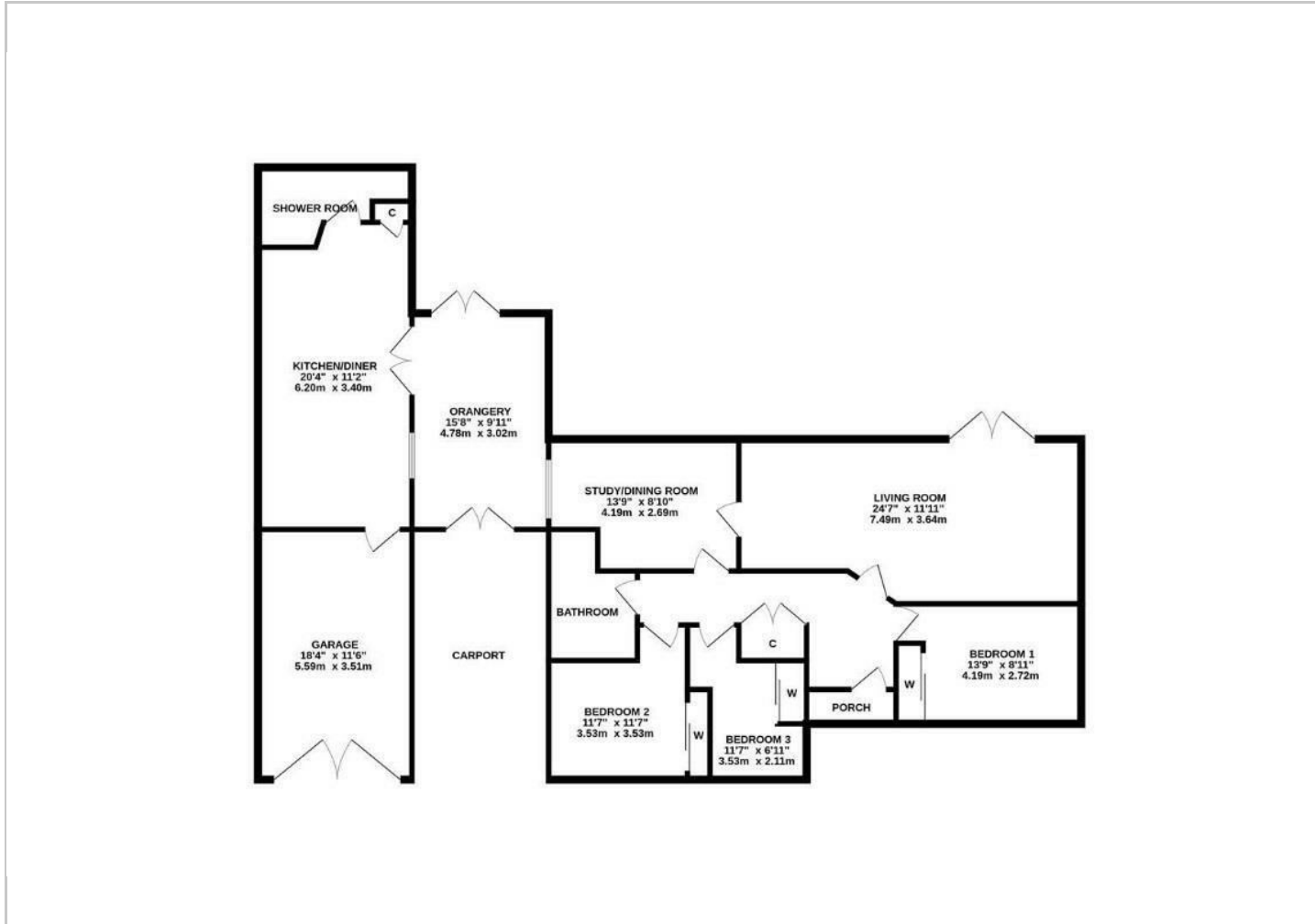
**SUMMER HOUSE** 14'3 x 6'9 (4.34m x 2.06m)  
With built in seating, windows to the side and rear and wooden bifolding door to the front seating area.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be D





## Floor Plans



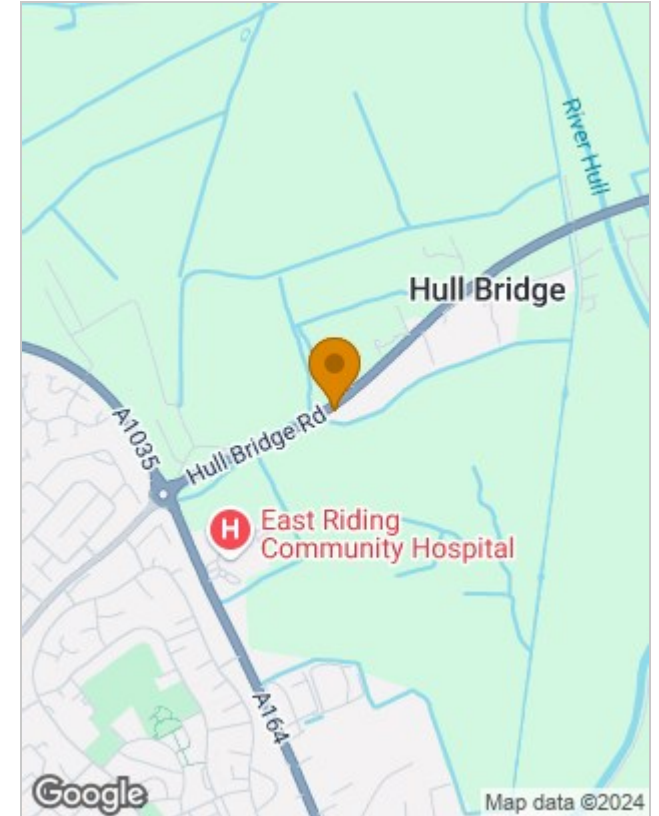
## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

