



**QUICK & CLARKE**  
The Property Specialists

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**238 Hull Bridge Road, Beverley HU17 9RT**  
**£525,000**



- Incredible detached residence
- Substantially extended bungalow
- Extremely versatile accommodation
- Ground floor living with additional first floor space
- Superbly presented gardens
- Southerly aspect to rear adjoining open countryside
- Great access to Beverley town centre
- Excellent school catchment area
- Council tax band E
- EPC rating D

A stunningly well-presented original bungalow that has been significantly and thoughtfully extended to now provide almost 2,300 square feet of extremely versatile accommodation allowing for ground floor living with additional first floor space for a dependent relative, older child or for guests.

The bungalow is presented in the highest order and is a credit to the current owner, complemented by the substantial amount of off-street parking and the size and presentation of the rear garden, which itself benefits from a southerly aspect and adjoins open countryside.

This really is a "one of a kind" and offers an incredible opportunity to buy a stunning family home.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE LOBBY

Timber effect floor.

##### ENTRANCE HALL

Timber effect floor with return staircase to first floor, cloaks cupboard and cast iron style radiator.

##### LIVING ROOM

22'7 x 12' (6.88m x 3.66m)

Feature log burner on stone hearth, ceiling cornice, PVCu sealed unit double glazed bay window to front, French doors to entrance hall and two radiators.

##### SITTING ROOM

12' x 12' (3.66m x 3.66m)

Timber effect floor, ceiling cornice, PVCu sealed unit double glazed bay window and radiator.

##### KITCHEN

13' x 11'8 (3.96m x 3.56m)

An outstanding range of base, eye level and larder units including a matching centre island with Dekton marble style worksurfaces and incorporating an induction hob, electric oven and microwave, dishwasher, fridge, freezer, sink unit, tiled floor with underfloor heating and PVCu sealed unit double glazed window. Open to:

##### GARDEN ROOM

16'3 x 11'8 (4.95m x 3.56m)

Of PVCu sealed unit double glazed and brick construction with solid roof having sealed unit double glazed skylights, French doors to garden and underfloor heating.

##### UTILITY

8'6 x 5'4 (2.59m x 1.63m)

Fitted base and larder units with plumbing for automatic washing machine, single drainer sink unit, wall-mounted gas fired central heating boiler, tiled floor and radiator.

##### BEDROOM 1

13'9 x 11' (4.19m x 3.35m)

Timber effect floor, built-in wardrobe, PVCu sealed unit double glazed windows and French doors to garden along with contemporary vertical radiator. Open arch to:

##### EN-SUITE

12' x 7'4 (3.66m x 2.24m)

Roll-top ball and claw bath with pedestal wash basin and low level WC, ceiling cornice, tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

##### BEDROOM 2

12' x 10' (3.66m x 3.05m)

Currently used as a dressing room having timber effect flooring with ceiling cornice, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

12'2 x 10' (3.71m x 3.05m)

Timber effect flooring with ceiling cornicing, PVCu sealed unit double glazed window and radiator.

##### SHOWER ROOM

8' x 7'3 (2.44m x 2.21m)

Shower in glazed cubicle, vanity wash basin with cupboard below and low level WC, timber effect floor, tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### FIRST FLOOR

##### BEDROOM 4

20' x 12'6 (6.10m x 3.81m)

Sealed unit double glazed skylights and radiator.

##### EN-SUITE

Shower in cubicle, wash basin and low level WC, sealed unit double glazed skylight and radiator.

##### OPEN LIVING SPACE/BEDROOM 5

13'2 x 12'6 (4.01m x 3.81m)

PVCu sealed unit double glazed window overlooking rear garden, sealed unit double glazed skylights and radiator.

##### OUTSIDE

The property is approached via a brick sett driveway leading to a substantial car parking and turning space, along with gravelled garden area.

Directly to the rear of the bungalow is a substantial stone terrace offering excellent entertaining space, along with a timber summerhouse and detached garage. Beyond this lies a large garden laid mainly to lawn with mature planting beds, as well as a further separate vegetable plot with greenhouse, which itself joins open countryside to the rear.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from gas central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC and sealed unit double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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