



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **202 Hull Bridge Road, Beverley, HU17 9RT** **Offers over £530,000**

PREPARE TO BE BLOWN AWAY BY THIS INCREDIBLE TRUE BUNGALOW SITUATED ON AN IMPRESSIVE 1/3 OF AN ACRE PLOT WITH A MAGNIFICENT SOUTH FACING REAR GARDEN OVER LOOKING OPEN FIELDS

Symonds + Greenham are delighted to bring to the market this unique and rare true bungalow refurbished, remodelled and redecorated to an exceptional standard by the current owners. The bungalow is located a 20 minute walk on the outskirts of the highly sought after, market town of Beverley, home to well regarded schools and a host of local amenities including supermarkets, a cinema and a range of retail outlets and restaurants. The property is situated on a large plot approx 1/3 of an acre, with beautiful lawned gardens to the rear and side and with views over looking open fields and a distant view of Beverley Minster. Internally, no expense has been spared with the bungalow boasting a stunning living room, a stylish modern kitchen/diner, three well decorated bedrooms, a study/dining room, a gorgeous family bathroom, a convenient shower room and an orangery.

TRUE BUNGALOWS OF THIS QUALITY, SIZE, AND LOCATION ARE A RARITY... BOOK YOUR VIEWING ASAP!!

## GROUND FLOOR

### PORCH

with door to...

### ENTRANCE HALL

with storage cupboard, doors to Bedrooms 1, 2 and 3, door to Bathroom, door to study/dining room and door to...

### KITCHEN/DINER

20'4 max x 11'2 max (6.20m max x 3.40m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric oven, electric hob with overhead extractor fan, integrated fridge-freezer, integrated dishwasher, integrated washing machine, door to garage and door to...



### LIVING ROOM

24'7 max x 11'11 max (7.49m max x 3.63m max)

with gas fire, french patio doors to rear garden and door to...



### STUDY/DINING ROOM

13'9 max x 8'10 max (4.19m max x 2.69m max)

with door way to...



### ORANGERY

15'8 max x 9'11 max (4.78m max x 3.02m max)

with wood burner, french patio doors to rear garden and door way and double doors to...



### SHOWER ROOM

With low-level WC, vanity handbasin, shower cubicle with overhead shower, tiled to splash back areas.

## BEDROOM 1

13'9 max x 8'11 max (4.19m max x 2.72m max)  
with fitted wardrobes



**BEDROOM 2**

11'7 max x 11'7 max (3.53m max x 3.53m max)  
with fitted wardrobes



### BEDROOM 3

11'7 max x 6'11 max (3.53m max x 2.11m max)  
with fitted wardrobes



## BATHROOM

With low-level WC, pedestal handbasin, clawfoot bath with overhead shower attachment, shower cubicle with overhead shower, heated towel rail, tiled to splash back areas



## GARAGE

18'4 max x 11'6 max (5.59m max x 3.51m max)

With double doors from the driveway and with an adjacent carport.

## FRONT GARDEN AND DRIVEWAY

The front of the property is mainly laid to lawn with areas laid with gravel, a driveway with parking for multiple vehicles leading to the garage and the carport and an additional newly built timber double garage located to the side of the property.





## REAR GARDEN

The extensive and magnificent, south facing rear garden is mainly laid to lawn with mature shrubbery, a raised decking area, a paved patio area, a summerhouse, a brick built BBQ area, a steel shed and a part timber, part brick shed. The garden extends down the side to the west of the property.



## SUMMERHOUSE

Timber summerhouse with double doors and views over looking the garden.



## VIEWS

The rear of the property has views over open fields with views of Beverley Minster in the distance.

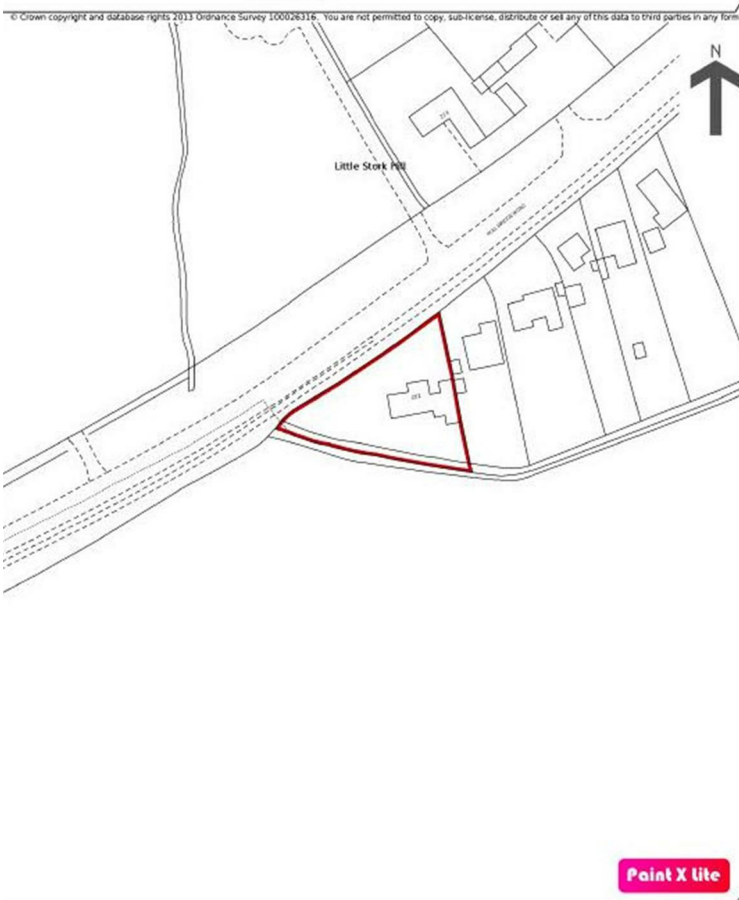


## PLOT

The total plot is approximately 1/3 (one third) of an acre.

HM Land Registry  
Current title plan

Title number **YEA72268**  
Ordnance Survey map reference **TA04415E**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **East Riding of Yorkshire**



## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold.

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

## DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

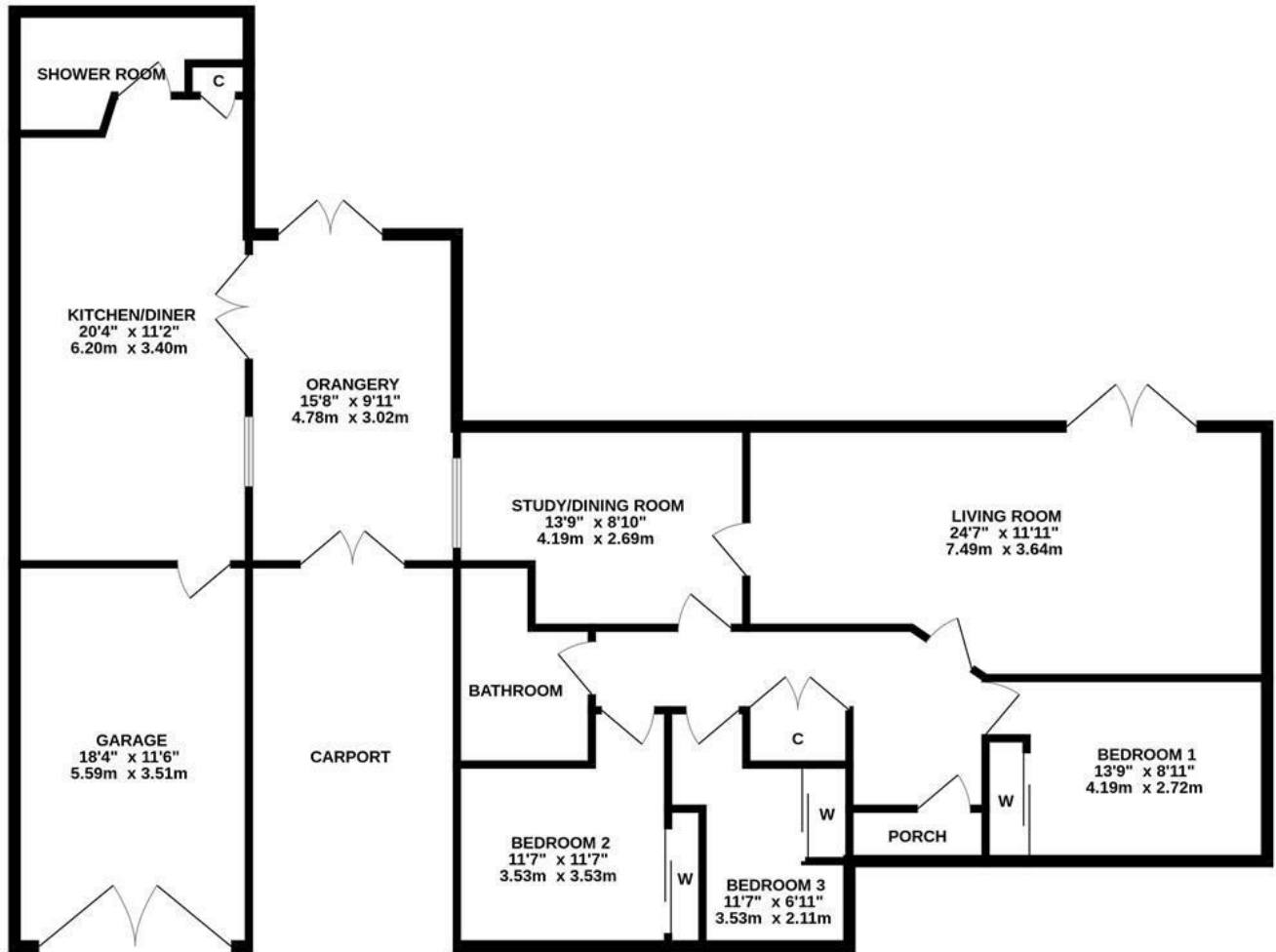
## VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## REEL

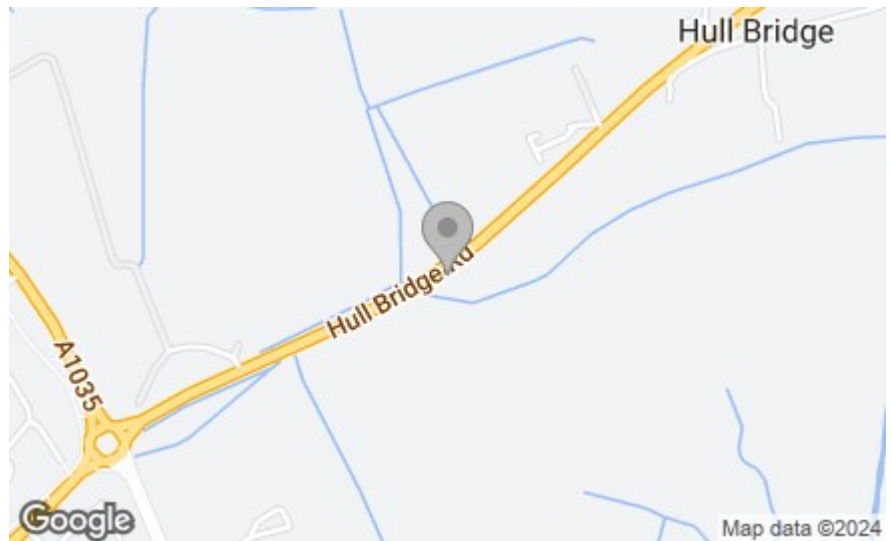
There is a video walk through available on our Facebook and Instagram Page.

# GROUND FLOOR 1699 sq.ft. (157.9 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
66	81
England & Wales	EU Directive 2002/91/EC

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