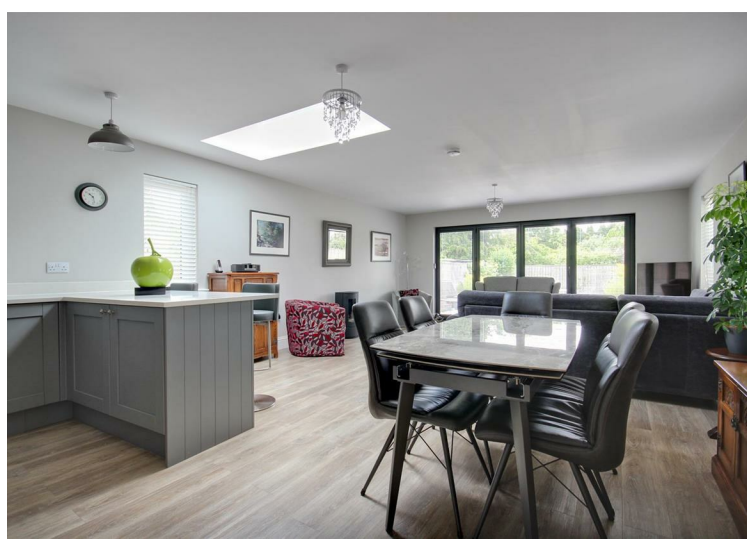


Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



Ashcroft, 216 Hull Bridge Road, Beverley HU17 9RT
£425,000

- Recently modernised and extended
- Beautifully styled throughout
- Move in condition
- Three bedrooms
- Two bathrooms
- Fabulous open plan living dining kitchen
- Southerly facing rear garden
- Secure off street parking & garage
- Council Tax Band: C
- EPC Rating: C

Having undergone a comprehensive renovation and extension in 2022, this beautifully styled contemporary bungalow offers a wonderfully light and airy ambience. At the heart of the home is a superb open-plan living, dining, and kitchen area that overlooks the rear garden. The property flows seamlessly to reveal three well-proportioned bedrooms—including a principal bedroom with an en-suite shower room—alongside a modern house bathroom and a practical utility room.

Situated on a generous plot, the property features ample parking to the front and secure gated parking to the side leading to a detached garage. The rear of the bungalow boasts an easy-to-maintain, southerly-facing garden that acts as a delightful sun trap.

LOCATION

The property is located on the south side of Hull Bridge Road, the A1035 which links Beverley with the East coast. Situated on the eastern edge of Beverley and close to the village of Tickton the property has excellent transport links being situated relatively close to a bus stop and on the cycle walkway which leads directly into the centre of Beverley.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALL

20'5" x 3'6" (6.22m x 1.07m)
Contemporary styled external storm porch, composite front door with obscured glass panel opening into mat well and carpeted thereafter.

CENTRAL ENTRANCE HALL

Composite front door with obscured glass panel opening into the secure parking area to the side of the property.

OPEN PLAN LIVING DINING KITCHEN

33'6" x 16'9" (10.21m x 5.11m)
Situated to the rear of the house a superb open plan living dining kitchen with bi-fold doors which open onto the southerly facing garden. The light and bright feel is enhanced by the further windows to the two side aspects and skylight above. Of a size which allows for flexibility of having both living and dining furniture the kitchen has a generous range of contemporary grey fronted wall and base storage units, and quartz work surfaces with matching upstand. Electric induction hob with extractor over, stainless steel sink and drainer, integrated oven and microwave, dishwasher and fridge freezer.

BEDROOM 1

11'10" x 10'2" (3.61m x 3.10m)
A dual aspect room with built-in wardrobes.

EN-SUITE SHOWER ROOM

10'0" x 4'3" (3.05m x 1.30m)
Three piece sanitary suite comprising back to the unit w.c., wall hung vanity hand wash basin and shower enclosure. Heated towel rail.

BEDROOM 2

12'1" x 10'1" (3.68m x 3.07m)
Window to front elevation and built-in wardrobes.

BEDROOM 3

10'1" x 7'6" (3.07m x 2.29m)
Currently used as a study. Built-in wardrobes and window to front elevation.

BATHROOM

10'1" x 6'3" (3.07m x 1.91m)
A stunning bathroom with freestanding slipper bath, vanity unit with semi-recessed moulded Corian hand basin and back to the unit w.c. Partially tiled walls, tiled floor, wall mounted mirror with LED lighting and heated towel rail. Window to side elevation.

UTILITY ROOM

10'0" x 6'6" (3.05m x 1.98m)
Base and wall storage units, laminate work surfaces and stainless steel one and a half bowl sink and drainer. Space and plumbing for washing machine. Cupboard concealing the modern Ideal Standard boiler. Window to side elevation.

OUTSIDE

The property is set back from the road with extensive block sett parking to the front. The flowerbeds have been laid under gravel for ease of maintenance and an attractive ornate wrought vehicular gate provides access into a secured parking area to the side of the property leading up to the garage.

GARAGE

10'9" x 18'7" (3.28m x 5.66m)
With electric roller shutter door, side courtesy door and supplied with light and power.

The rear garden is accessed through a further ornate wrought iron gate which matches the vehicular gate to the side of the property. The rear garden is ideally southerly facing with a wide porcelain patio area adjacent to the bi-fold doors. A shaped lawn is surrounded by well tended flower borders and enclosed by fencing to three sides which provides the garden with a good level of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

VIEWING

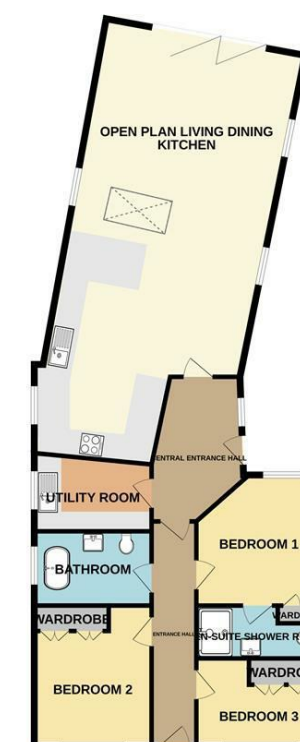
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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

GROUND FLOOR



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 condition or efficiency can be given. Made with Metropix ©2020