



Dee Atkinson & Harrison

156 VICTORIA ROAD, BEVERLEY, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

**156 VICTORIA ROAD
BEVERLEY
EAST YORKSHIRE
HU17 8PJ**

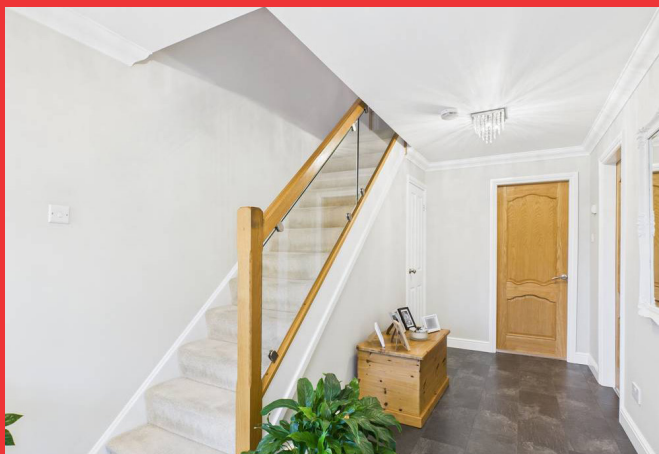
ASKING PRICE - £POA

**A SPACIOUS DETACHED HOUSE ON A
SUBSTANTIAL PLOT OF AROUND 0.5 ACRES ON
THE SOUTH SIDE OF BEVERLEY. GIVEN THE
FIELDS TO THE FRONT AND OPEN OUTLOOK TO
THE REAR, IT FEELS MUCH MORE RURAL THAN
THE CONVENIENT LOCATION WOULD SUGGEST.**

**Hornsea 14 miles - Driffield 14 miles - Hull 8 miles
- York 32 miles - South Cave 11 miles**

The house is very well presented and offers around 3500 sq ft of space (including the garage) with one of the largest master bedroom suites we have seen, amounting to around 674 sq ft. A further striking feature is the large open kitchen and garden room space offering great family living and entertaining opportunities. A really special property in a great location and early viewing is essential.

This superb home offers great space from the moment you pass the gate post on the driveway. The large area to the front of the house has been gravelled to provide expansive parking space and leads to a double garage. The very spacious modern kitchen opens onto a large garden room with vaulted ceiling and a wood burner at the end, and has bifold doors opening onto the garden. The ground floor also comprises a large kitchen sized utility room, shower room and study in the area of the house behind the garage which could provide a more separate area for a family member if required.



The 4 double bedrooms include a vast master bedroom suite of 674 square feet that has a vaulted ceiling to the bedroom, a large Juliet balcony overlooking the garden, the very large dressing area and en suite shower room. The guest bedroom is also en suite. Behind the property stretches a large west facing private lawned garden with open countryside beyond. The garden has a delightful covered entertaining space. The house has a modern feel with neutral decor and contemporary finishes throughout such as the oak and glass banisters, modern kitchen and breakfast bar and stylish main bathroom with a freestanding bath. The accommodation in full comprises: Entrance Hall, Living Room with wood burner, spacious modern Kitchen, Garden Room with vaulted ceiling and wood burner, Study, large Utility Room and ground floor Shower Room. On the first floor there is a large Master Bedroom Suite, 2 Double Bedrooms and a 4 piece Bathroom with separate shower unit. There is a further Double Bedroom with en suite Shower Room to the second floor. To the front of the property there is significant car hardstanding space which also leads to the integral double garage. To the rear of the property there is a large principally lawned garden with a spacious patio area and covered entertaining area.

A substantial and delightfully presented property on a good-sized plot of around 0.5 acres offering great family accommodation in a really good location. Early viewing is essential to appreciate all that it offers but in the first instance, we do have a 360 degree tour available which will provide a useful insight into what it encompasses.

LOCATION

The property is located at just about the most southerly tip of Beverley on Victoria Road, but after the point where the road was diverted to create the modern A164 and it therefore isn't impacted by the heavier traffic that is on the end of the A164 closer to Beverley town. The position of the house on

Victoria Road and the position of the house in being set back from Victoria Road means there is some distance between it and the A164. Access to and from it is likely to be improved by the current Jocks Lodge upgrade taking place. There is open countryside to the rear of the garden and on the other side of Victoria Road there is a grassed field. It benefits from the proximity of the nearby Morrisons retail park, could still be regarded as being within walking distance of the town centre and has the advantage of bus services along the A164. Beverley itself is a highly sought after Georgian market town that provides an excellent range of shops and local amenities that are supplemented by those available in York and Hull.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

A spacious hallway with stairs to the first floor featuring a glass and oak balustrade.

LIVING ROOM

An attractive room with an oriel window to the front and a fireplace housing a cast iron wood burning stove.

KITCHEN

A superb space comprising a luxury kitchen with a wall of fitted units in addition to two freestanding ranges of units linked by a stylish breakfast bar. The





high gloss units are topped with granite style work surfaces and accommodate integrated appliances including two ovens, a microwave, coffee machine, hob and dishwasher. There are bifold doors opening onto the patio area of the west facing garden. The space is large enough to accommodate some armchairs as well as a large 12 place dining table making it a fantastic family or entertaining space. The dining area opens onto...

GARDEN ROOM

Another great, spacious room with a vaulted ceiling and exposed beams. When combined with the adjoining spacious kitchen you have an amazing

entertaining space. The vaulted ceilings combine with full height windows that are south and west facing ensuring the room is flooded with light. A stylish exposed brick wall at the gable end houses a cast iron wood burning stove.

STUDY

A good sized study with a window to the rear. May also be useful for a bedroom if ground floor living is required due to the adjacent shower room.

SHOWER ROOM

Also acting as the ground floor WC but with a shower unit and hand basin. Window to the side.

UTILITY ROOM

A spacious utility room, the size of a good sized kitchen in other properties, provides extensive fitted units and work surface. Window to side and door to the garage.

REAR ENTRANCE HALL

Door to the rear.

FIRST FLOOR

LANDING

A spacious landing with a glass and oak balustrade. Stairs to the second floor.

MASTER BEDROOM

A huge double bedroom of 421 sq ft which, combined with the vaulted ceiling, makes it feel palatial. A significant portion of the western wall is glazed with sliding patio doors opening onto a Juliet balcony which adds to the luxurious feel of the room. It opens onto...

DRESSING ROOM

With extensive fitted wardrobes and a window to the front. A door leads to...

EN SUITE SHOWER ROOM

With a walk-in shower unit, wash hand basin and low flush WC. Window to the front.

BEDROOM THREE

A good sized double bedroom with a triple wardrobe, fitted dressing table and window to the front.

BEDROOM FOUR

A further double bedroom with a double fitted wardrobe and a window to the front.

HOUSE BATHROOM

A stylish bathroom with a modern fitted suite in white comprising freestanding bath, shower unit, low flush WC and wash hand basin. Window to the rear.

SECOND FLOOR

GUEST BEDROOM

A double bedroom with two Velux windows to the rear and access to under eaves storage and a double wardrobe.

EN SUITE SHOWER ROOM

A three piece suite with a shower unit, low flush WC and wash hand basin and Velux style window to the rear.

EXTERNAL

DRIVEWAY & PARKING

The the property is approached from Victoria Road between two brick pillars and the driveway opens onto a large expanse of gravelled car hardstanding.



This offers plenty of space for cars and storage of other vehicles. The driveway leads to..

INTEGRAL GARAGE

A spacious garage with twin electric roller doors, power and light and a courtesy door to the utility room.

REAR GARDEN

A spacious west facing garden that is largely laid to lawn with a good-sized patio area adjacent to the

house and a covered entertaining area. There are trees, hedges and shrubs to the boundaries and open countryside beyond the garden.

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is freehold and offered with vacant possession on completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'G' (verbal enquiries only).

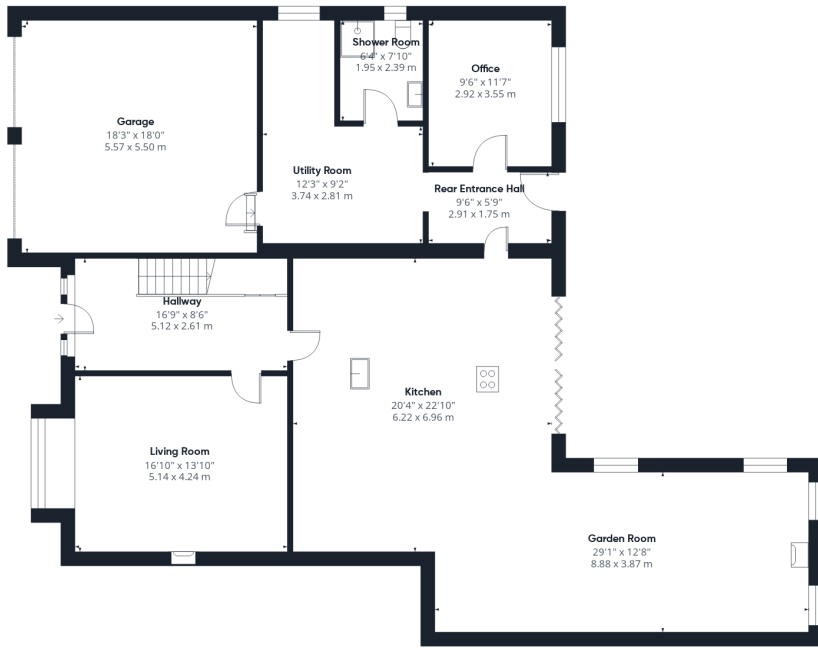
ENERGY PERFORMANCE RATING

The energy efficiency rating is C(69).

FLOOR AREA DISCLAIMER

The floor area given is an approximate internal area including all rooms and structures shown on the floorplan. This includes integral garages shown on the floorplans, conservatories and eaves cupboard areas. The floor area is provided for general information purposes only.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

3501 ft²

325.2 m²

Reduced headroom

82 ft²

7.6 m²

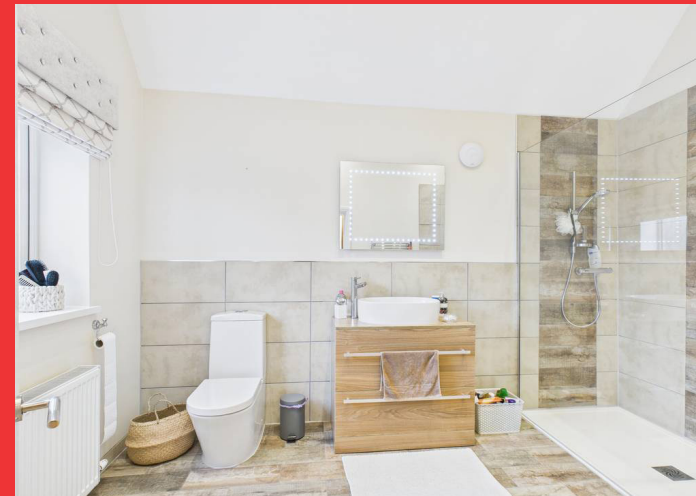
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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