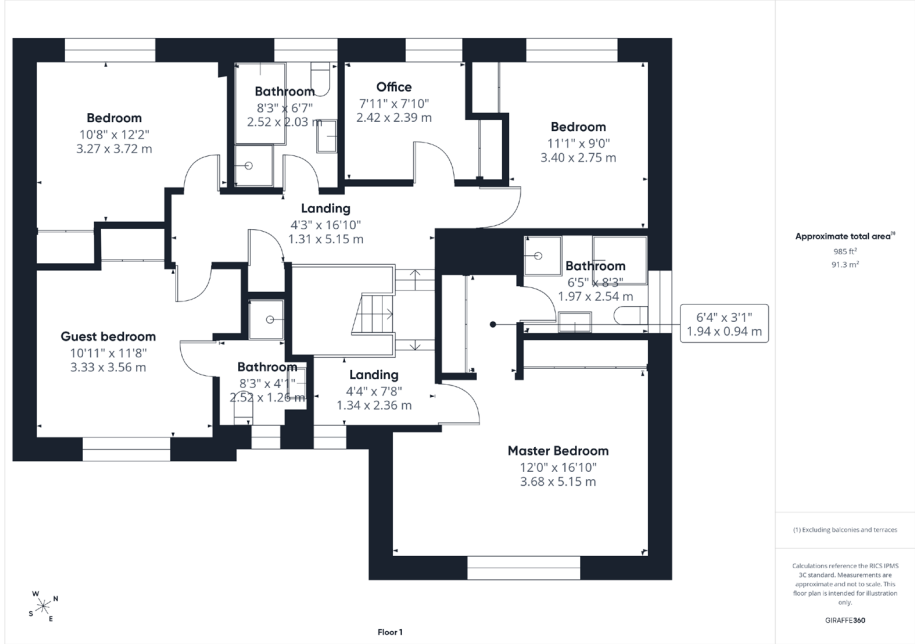
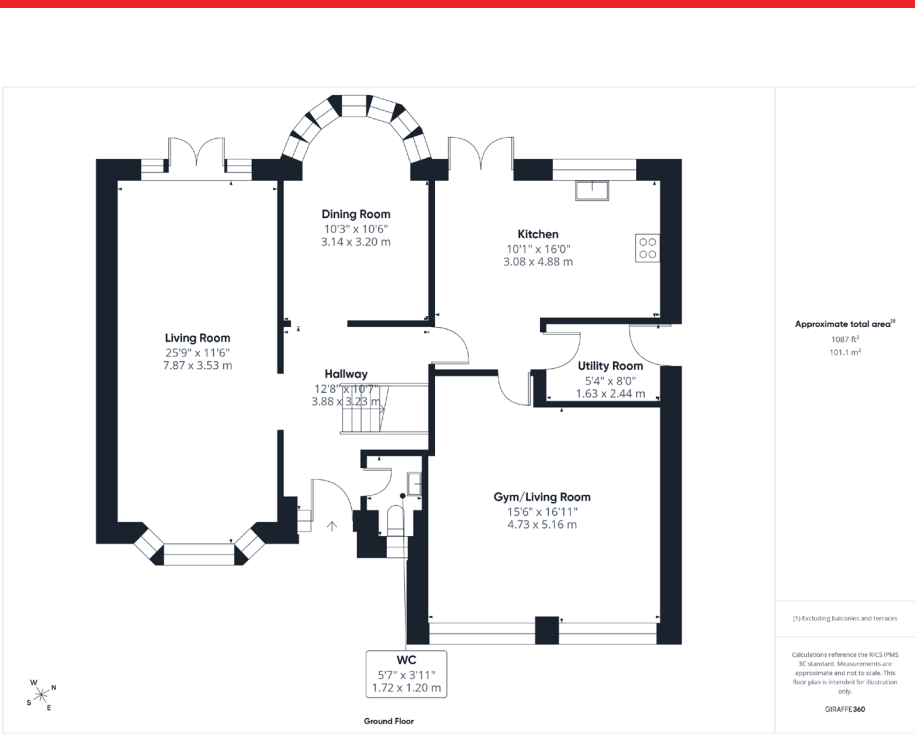




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£550,000

**4 Hambling Drive,
Beverley,
HU17 9GD**

HEATING AND 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 the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'F'.

VIEWING

Strictly by appointment with the sole agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



4 Hambling Drive, Beverley, HU17 9GD

DESCRIPTION

Located on one of Beverley's most sought after developments this spacious and well presented 5 bedroom detached house offers over 2000 sq ft of internal space. The good sized rear garden is westerly facing, not overlooked and open on the south side ensuring great light through much of the day. The conversion of the integral garage currently provides for a home gym but could equally be used to provide a further reception room or workspace. The 5 bedrooms also offer the opportunity for one or more to be used as studies and two bedrooms are en suite. There is no forward chain and early viewing is essential.

Hambling Drive is one of Beverley's most sought after addresses for modern homes and this spacious (over 2000 sq ft) house occupies a prominent position on it. With its 5 bedrooms (2 en suite) and generous ground floor space, made larger by the conversion of the integral double garage, this house will have wide appeal. Equally appealing will be the generous westerly facing rear garden that is not overlooked. It has a brick wall on its southern boundary along the street, meaning it will be benefit from sunshine through much of the day. The accommodation is well presented with a modern kitchen and a good standard of decoration throughout. With gas fired central heating and uPVC double glazing the accommodation briefly comprises: a spacious Entrance Hall, WC Cloaks, large Living Room with a bay window to the front and French doors to the garden, a Dining Room with bay window to the rear, a large further Living Room which is currently used as gym but may have a variety of other uses, modern fitted Kitchen with a breakfast bar and range of integrated appliances and a Utility Room. To the first floor there is a split Landing which leads to a Master Bedroom with extensive fitted wardrobes and an En Suite Bathroom, a Guest Room with En Suite Shower Room, two further Double Bedrooms, a single Bedroom and a house Bathroom with a corner bath and separate shower unit.



The property benefits from off street parking to the front of the house on a driveway and a further area on the other side of the access road. There are open plan gardens at the front of the house and a superb rear garden that is largely lawned.

A rare opportunity to acquire a substantial home with an excellent rear garden on this sought after development. Early viewing is essential to fully appreciate all that it offers but we do have a 360 degree tour which will provide a useful initial introduction.

LOCATION

The house is located on a highly regarded development on the northern side of Beverley. The immediate area off Lockwood Road offers amenity space as well as 2 children's playgrounds. The Hayride Pub and Busy Bees Nursery are also located nearby. There are a number of pedestrian and cycle routes giving access to Beverley town centre as well as those by road. The nearby A1035 links to the A1079 and A164 providing access to York, Hull and the East Coast.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with square arches gives access to the living room and dining room, and adds to the feeling of space. Stairs to the first floor.

WC Cloaks - with a low flush WC, wash hand basin with cupboards under and a window to the front.

Living Room - a spacious room with bay window to the front and French doors to the rear.

Dining Room - a good sized dining room with a bay window overlooking the garden.

Gym/Living Room - a large room created from conversion of the double garage with two windows to the front and extensive fitted cupboards. Kitchen - fitted with an attractive range of modern base and wall mounted units topped with a stylish work surface. Fitted appliances include a dishwasher, electric hob, electric oven and a microwave. There is a breakfast bar and space for an American fridge freezer. French doors to the garden and a window to the rear.

Utility Room - a range of base and wall mounted units, work surface, plumbing for automatic washing machine and a door to the side.

First Floor Landing - a spilt landing with one branch leading to the master bedroom and the other giving access to the other first floor rooms. Window to the front and built in cupboard.

Master Bedroom - a very spacious bedroom with a large window to the front and extensive fitted wardrobes.

En Suite Bathroom - fitted with corner bath, separate shower unit, low flush WC and wash hand basin with cupboards under. Window to side and fully tiled walls.

Guest Bedroom - a double bedroom with fitted wardrobes and a window to the front.

En Suite Shower Room - with shower unit, low flush WC and wash hand basin with cupboards under. Fully tiled walls and a window to the front.

Bedroom 3 - a double bedroom with window to the rear.

Bedroom 4 - a double bedroom with window to the rear and a fitted wardrobe.

Bedroom 5 - a single bedroom with window to the rear and a fitted wardrobe.

House Bathroom - fitted with a corner bath, separate shower unit, low flush WC and wash hand basin with cupboards underneath. Fully tiled walls and a window to the rear.

Access and Parking - The property has a shared driveway with one other property and has a block paved car hardstanding area to the front plus further space on the other side of the driveway.

Gardens - there is an open plan garden to the front of the house with an artificial lawn and some tropical planting. There is an attractive paved path that leads under a porch to the front door. Ther rear gardens are of a good size, westerly facing and bounded with a high brick wall to the south (road side), a brick wall with inset fence panels on the western side and a timber fence along the northern side. It is not considered to be overlooked and should provide ample levels of sunshine through the day but particularly though the afternoon and evening. The rear gardens are largely made up of a shaped lawn with a patio area, a timber decked area and some well stocked borders. The whole plot is considerable at around 0.13 acres though part of that is the driveway over which the neighbouring property has access.