

**OIRO**  
**£325,000**

**218 Hull Bridge Road,  
Beverley, HU17 9RT**

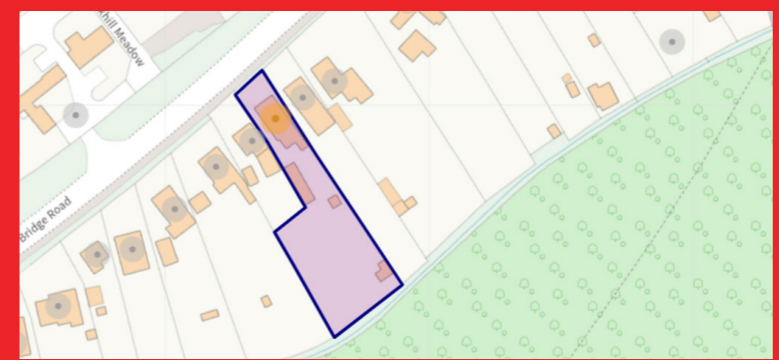
**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and double glazing.

**SERVICES**  
Mains electricity, gas and water are connected to the property. Drainage is via a septic tank. We understand the septic tank does not meet the current regulations so is likely to require updating/replacing. 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 'D'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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A large garden with a redevelopment opportunity would be one way of introducing this interesting property. While the neighbouring properties are generally known for their long gardens they tend not to have the width that this one does, at least for the lower half of the plot. If you are looking for a lot of outside space, maybe for a working garden, this could well be for you. The residential part is a bungalow that has had much of a loft conversion carried out. Potential purchasers may wish just to complete and update what is already there but many neighbouring properties have been significantly extended to make the most of the size of their gardens which are often large, though not generally as big as this one (any extension or significant redevelopment would be subject to necessary permissions). The garage and outbuildings may also be of particular interest as well. The property currently comprises: an Entrance Vestibule, Entrance Hall, spacious Living Room, Conservatory/ Garden Room, Dining Room, Kitchen, 2 ground floor Bedrooms and a Bathroom with shower cubicle. To the first floor there is a large Room, Box/Storage Room and a Cupboard. We believe the large room may have been intended for use as a bedroom but it may not comply with current building regulations for use as such. There is off street parking for a number of cars at the front and a driveway leads past the house to the rear where the garage/workshop is to be found. The initial part of the garden is the same width as the front of the plot but then it widens out, wrapping behind the neighbouring property as you go down, opening onto what is almost a field in proportions.

Only a viewing will allow you to fully appreciate the potential of this property as well as the superb plot but we have a 360 degree tour available which will provide a very useful first impression. There is no forward chain.

#### ACCOMMODATION

Entrance Vestibule

Entrance Hall

Living Room - a good sized room with sliding patio doors to...

Garden Room/Conservatory - window to the side and rear. Door to the rear.

Dining Room - window to the side and stairs to the first floor.

Kitchen - a range of base and wall mounted units. Window to the rear.

Bedroom - with a window to the front.

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

Bathroom - a 5 piece suite including shower cubicle, panelled corner bath, low flush WC, bidet and wash hand basin. Window to the side.

First Floor Landing

Box/Storage Room

Large Room - possibly intended to be a bedroom but might not comply with current building regulations for use as such. Velux style window to the rear. Walk-in cupboard.

#### OUTSIDE

Parking and Garage - there is off street parking for a number of vehicles to the front of the property. A driveway leads past double gates down the side of the property to the garden and garage/workshop at the rear. There is a single garage with a range of other outbuildings behind it.

Gardens - there area of garden adjacent to the house which offers more hardstanding and a large area of paving. Beyond the garage/workshop the garden widens on the right hand side. As you proceed down the garden there is an overgrown area on the right hand side behind a fence and we understand there is a pond or a number of them enclosed in there. After that the garden opens up into a large grassed field type area with a range of mature trees, hedging and fencing to the perimeter.

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#### DESCRIPTION

A detached bungalow sitting on a plot of just over 0.4 acres which has had significant work done to convert the loft. The property will require significant upgrading work but may represent an appealing redevelopment project given the size of its plot. Unusually for properties in this location, its garden widens out halfway down providing a large open area that may be really appealing to those wanting great outside space or a working garden. There is also extensive garaging/workshop space. No forward chain.

#### LOCATION

The property sits between Beverley and Tickton providing good access to both. Tickton provides a number of shops and local amenities and there is also a well regarded pub, the Crown & Anchor, at nearby Hull Bridge. Beverley offers an extensive range of shops and local amenities while Swinemoor and the riverside of the nearby River Hull offer some lovely walks.



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