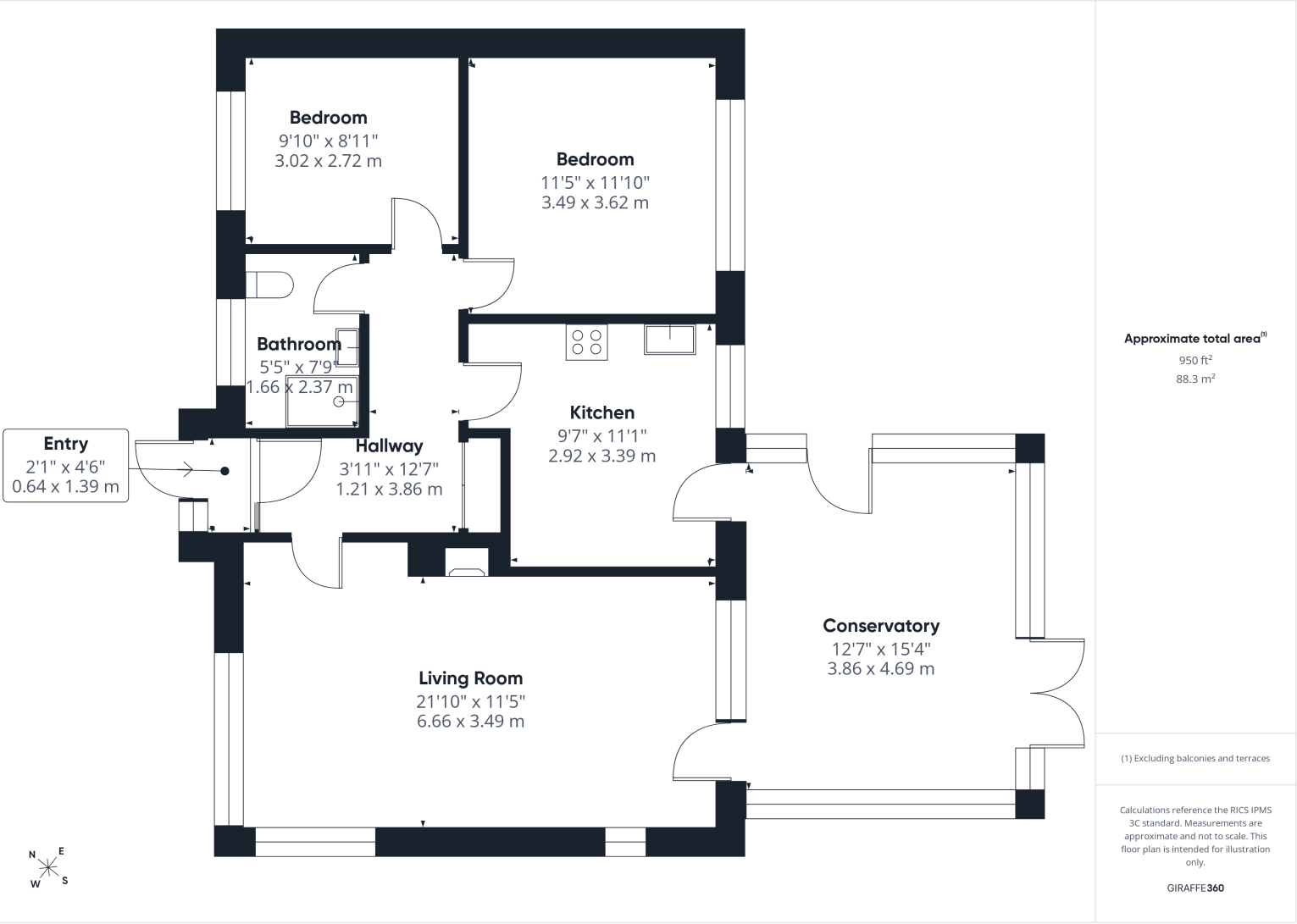




Asking Price
£289,950

246 Hull Bridge Road,
Beverley,
HU17 9RT



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

SERVICES
Mains water and electricity are connected to the property. Drainage is via a sewerage treatment plant which we understand has been replaced with an updated version in 2026 that complies with current regulations. 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		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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



246 Hull Bridge Road, Beverley, HU17 9RT

DESCRIPTION

A two bedroom detached bungalow offering 950 sq ft of internal accommodation and on a plot of about 0.25 acres. The property has a good sized rear garden and also a good amount of space at the front that some purchasers may find very interesting. The property may also be suitable for extension (subject to necessary permissions) but will also have real appeal in its current format. No forward chain and an early viewing is essential.

This detached bungalow occupies a good sized plot providing a large rear garden and a good sized front garden. The property may require some updating to suit the requirements of buyers but potentially also offers an opportunity to extend the current accommodation (subject to necessary permissions). There is an extended garage as well as the driveway to the side of the bungalow but there is also an area to the side of the entrance to the drive that may offer an opportunity for further parking or storage. The property benefits from gas fired central heating as well as uPVC double glazing and extends to around 950 sq ft. The current accommodation comprises: an Entrance Porch, Entrance Hall, large Living Room, spacious Conservatory, Kitchen, 2 Bedrooms and a Shower Room.



There is a spacious open plan lawned garden to the front of the property and a further area of lawn that is across the drive and may be useful for a number of purposes. The driveway leads to a detached garage which has been extended and includes a further good sized workshop/storage space to the rear. The rear gardens are also a good size with a large patio, gravelled areas, a large lawn (recently seeded at the time of typing), a block built shed and fencing to surround.

Only a physical viewing will allow potential purchasers to fully appreciate all that is available with this great property that is offered with no forward chain but a 360 virtual tour is available which will give a good insight in the first instance.

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 provides an extensive range of shops and local amenities while Swinemoor and the riverside of the nearby River Hull offer some lovely walks.

ACCOMMODATION

Entrance Porch

Entrance Hall - with herringbone style parquet flooring and a built in cupboard.

Living Room - with 3 windows across 2 aspects, a further window and French doors to the conservatory. There is also a fireplace.

Conservatory - a spacious conservatory with windows to 3 sides and French doors to the garden.

Kitchen - with a range of base and wall mounted

units, an electric cooker point and a 1.5 bowl sink and single drainer. There is a window to the rear and a door to the conservatory.

Bedroom 1 - a double bedroom with a range of fitted bedroom furniture and a window to the rear.

Bedroom 2 - a single bedroom with a window to the front.

Shower Room - with a three piece suite comprising a shower unit, low flush WC and wash hand basin. Fully tiled walls and a window to the front.

Driveway and Garage - The property is approached from Hull Bridge Road via a gravelled driveway which is part of the plot. This in turn leads to an area of driveway that runs past the side of the house and up to the detached brick built garage with an up-and-over door. The garage has been extended to the rear and now has a workshop/storage room at the rear.

Gardens - there is an open lawned garden to the front of the property with area of gravel and some planting. There is also a further area of lawn over the driveway which might be suitable for further parking or other uses. The rear garden is a good size with a large patio, gravelled areas, a large lawn (recently seeded at the time of typing Sept 2026), a block built shed and there is fencing to surround.

Note: The neighbouring two properties have a right of way over the initial part of the driveway off Hull Bridge Road to access their own properties but it does form part of the plot of No 246. The plot also extends to include the area of grass to the north east of the house itself. While it is all part of the plot as No 244 has a right of way over the area of driveway separating it from the front garden it couldn't all be enclosed as one.

