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grays



304 Hull Bridge Road, Beverley, HU17 9RT

£349,950





# 304 Hull Bridge Road

Beverley, HU17 9RT

- CHARACTER HOME
- RE-MODELLED INTERIOR TO A GOOD SPECIFICATION
- GENEROUS PARKING TO DRIVEWAY AND ADDITIONAL GATED PARKING
- 2 RECEPTION ROOMS
- VIEWING ADVISED GIVEN THE CHOCOLATE BOX APPEAL
- GENEROUS SOUTH FACING GARDENS BEING DECEPTIVE IN SIZE
- TRADITIONAL CHARM
- GARAGE AND OUTBUILDINGS
- 3 BEDROOMS

A GENUINE LIFESTYLE HOME NOT TO BE MISSED WITHIN A PEACEFUL, CUL-DE-SAC SETTING.

Rarely presented to the market, within the unique and picturesque setting of Hull Bridge Road and offered for sale is this charming character property, having undergone a full programme of restoration, and improvement yet retaining a wealth of period feature.

The private residence sits within a sizeable and deceptive plot offering secluded patios, terraces, and gardens to the South facing aspect with the benefit of expansive parking and a gated area suitable for vans or mobile home storage with a workshop/garage.

The generous layout to the ground floor takes full advantage of the garden views with the arrangement of living space comprising; Entrance Hallway, Cloakroom W.C, the heart of the home remains an open plan family Kitchen with Dining area with access to a Lounge as the formal reception space to the front of the property. To the first floor level a central landing leads to three Double Bedrooms and boutique style House Bathroom.

A must view home for applicants who place genuine character high on the agenda with viewing by appointment with the selling agent Staniford Grays.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance to this traditionally styled cottage home offering a wealth of character and feature, with hallway opening to a balustraded staircase with feature newel post, a composite style entrance door with complementary windows either side in privacy finish, panelled detailing to staircase, understairs storage cupboards, LVT flooring offering low maintenance throughout. Access provided to...

### OPEN PLAN DAY ROOM / KITCHEN

Serving as the heart of this family home with excellent levels of natural daylight and generous ceiling heights.

### DAY ROOM AREA

With terracotta tiled floor covering, character detailing via Delft plate rack, a central focal point provided to the room via a large 15kw multi fuel stove with brick sett chimney detailing, ample space provided for seating area and also dining table, with access leading through to the utility room and double doors to the lounge space, being open plan through to... 14'0" x 12'4" (4.28 x 3.77)

### KITCHEN

Traditionally styled throughout with a range of handcrafted Shaker style wall and base units with further dresser cabinetry to alternate room length, Rangemaster freestanding stove, concealed farmhouse extractor canopy, inset porcelain sink with feature mixer tap, wine rack, windows to the South facing garden outlook. 9'8" x 6'10" (2.96 x 2.10)

### RECEPTION LOUNGE

With bay window to the front outlook, used currently as a formal reception space, with woodburning stove with brick chimney detailing, suitably sized to accommodate furniture suite and accessed via French doors, again boasting a wealth of detailing and traditional features throughout. 12'9" x 12'2" (3.90 x 3.71)

### UTILITY ROOM

With window to side elevation, access door to rear garden, Shaker style units, space for washing machine and dryer. 9'4" x 5'2" (2.85 x 1.59)

### CLOAKROOM / W.C

With uPVC privacy window, traditionally styled suite of low flush w.c, wash hand basin, panelled detailing and decorative tiling.

## FIRST FLOOR

### LANDING

Giving split level access to three double bedrooms and house bathroom.

### BEDROOM ONE

Of double bedroom proportions with space for freestanding bedroom furniture, vaulted ceiling height, laminate to floor coverings, uPVC double glazed window provides open outlook to field views beyond. 12'9" x 12'2" (3.90 x 3.73)

### BEDROOM TWO

With window to rear outlook and boasting a South facing orientation with full garden views, cast iron decorative fire insert, of double bedroom proportions. 14'1" x 9'5" (4.30 x 2.89)



### BEDROOM THREE

10'2" x 9'3" (3.10 x 2.82)

An excellently proportioned third bedroom with full outlook to rear aspect, laminate to floor coverings, used currently as a dressing room but has potential to be used as a dedicated study or third bedroom.

### HOUSE BATHROOM

With windows to the side and rear elevations and impressive four piece suite incorporating freestanding rolltop bath, self contained shower cubicle with wall mounted showerhead and console, pedestal wash hand basin, low flush w.c, tiling to splashbacks.

### OUTSIDE

Hull Bridge Road itself remains a self contained cul-de-sac setting benefiting from a number of individually styled houses with the subject dwelling boasting an excellent level of both external and character features.

The plot remains deceptive and spacious in size with the benefit of a generous gated driveway offering parking provision for a number of vehicles, with low level wall to the front boundary perimeter and hard landscaped garden with feature shrubs also.

Double gates lead through to a secure further parking area, with potential for caravan or works vehicle storage, in turn leading to a detached garage/workshop with full power and lighting.

Gated access exists to the side of the property, leading to an inner courtyard area and opening through to an extensive patio to the South facing garden with expansive plot beyond.

The garden itself is split into a number of dedicated areas offering a trove of features, with a laid to lawn grass section, shrub and herbaceous borders, numerous pathways leading to a multitude of storage sheds, greenhouses, covered summerhouse area, with complete privacy and seclusion throughout, all benefiting from a South facing orientation.

Further gated access leads to two additional sections of garden offering a wealth of opportunity and given the scale and plot size must be fully seen to be appreciated. External tap, light points and power sockets.

### AGENTS NOTE

The subject dwelling retains a wealth of period features believed to date back to 1920 and given the unique styling and individuality of home on offer and generous plot scale comes recommended for further internal viewing via the sole selling agent Stanfords Grays.

### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

### SERVICES

(Not Tested) Mains Water, Gas and Electricity are connected. Drainage via septic tank. We understand the current E.R.Y.C council tax band is 'D'.

### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

### MORTGAGE CLAUSE

Stanfords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanfords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

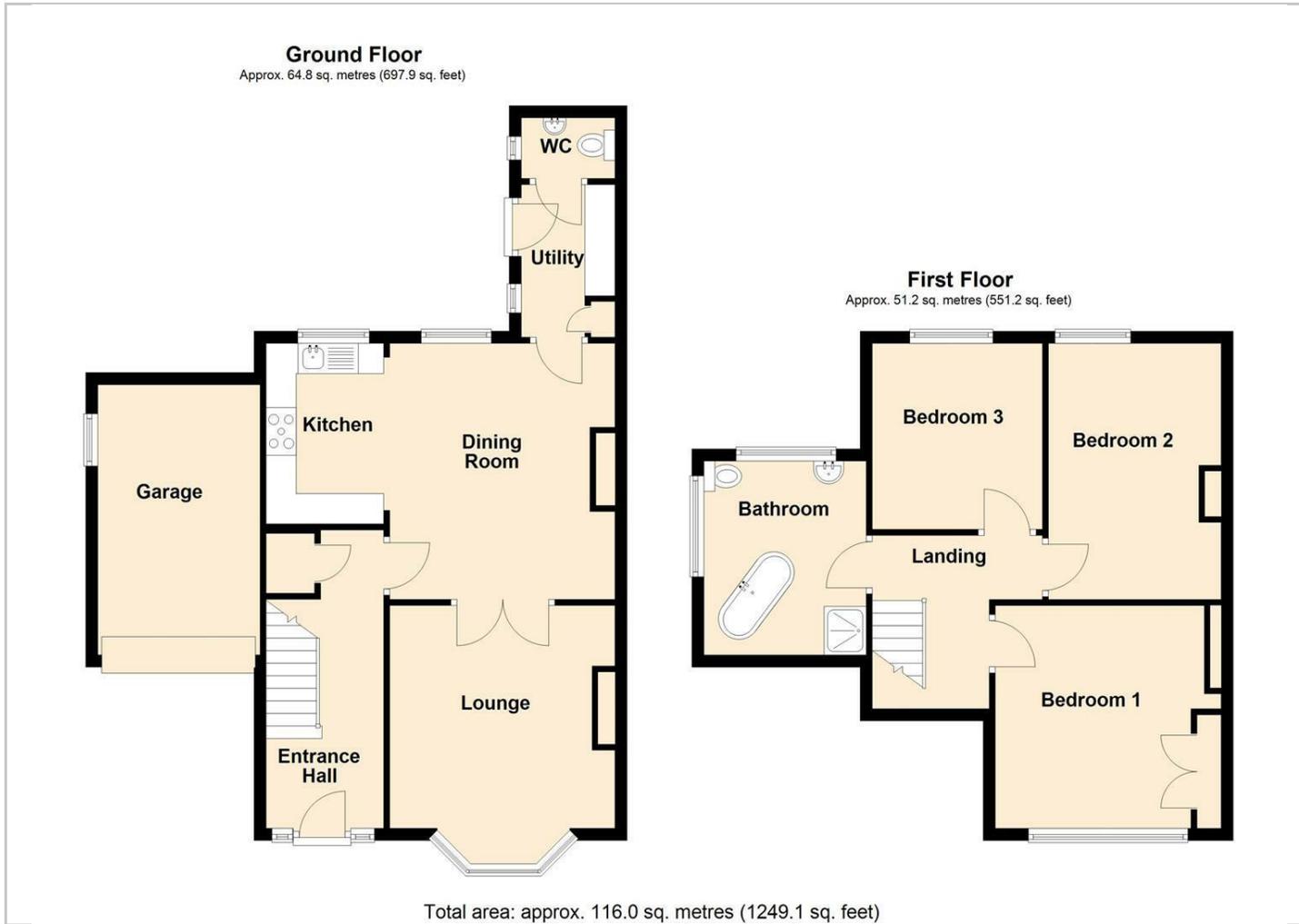
### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



## Floor Plans



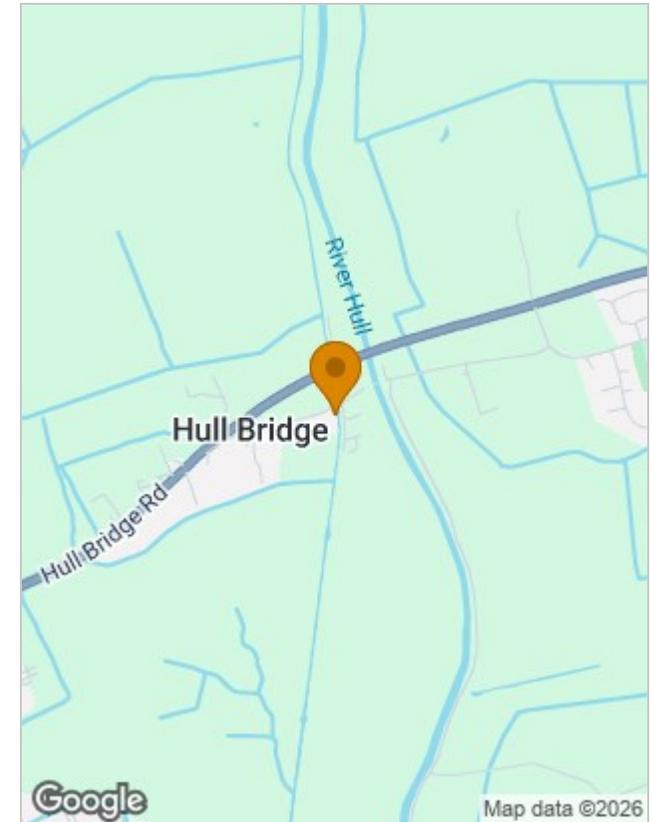
## Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

