



**247 Hull Bridge Road, Beverley HU17 9RS**  
**Guide Price £799,000**

- Incredible detached residence
- Approximately 3,800 square feet
- Five bedrooms & four reception rooms
- Approximately 1.25 acre plot
- 32 Solar Panels with 2 EV chargers, underfloor electric heating & hot water
- Snooker room
- Quadruple bay garage with office above
- Detached gym
- Council tax band F
- EPC rating awaited

A substantial and imposing detached residence which extends to approximately 3,800 square feet over two floors, and stands on an absolutely wonderful plot of approximately 1.25 acres, boasting detached gym and incredible quadruple bay garage with office accommodation above.

Properties of this type and character are rarely available on the open market and its location, close to the historic market town of Beverly, only improves the quality of this property as an outstanding and extremely versatile home for the modern family.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE PORCH

PVCu sealed unit double glazed door.

##### LIVING ROOM

20'7 x 19'5 (6.27m x 5.92m)

A substantial and welcoming room with return staircase to first floor and understairs storage cupboard, French doors to snooker room, feature campfire style remote control gas fire, two cast iron style radiators, air conditioning unit and oak floor.

##### DINING ROOM

15' x 12' (4.57m x 3.66m)

PVCu sealed unit double glazed bow window with further PVCu sealed unit double glazed window, cast iron style radiator and oak floor.

##### PLAY ROOM

12' x 11'5 (3.66m x 3.48m)

PVCu sealed unit double glazed windows to two elevations and cast iron style radiator.

##### KITCHEN

18'8 x 17'10 (5.69m x 5.44m)

With an extensive range of base and eye level units having granite worksurfaces, along with a matching centre island, including space for range. Integrated dishwasher, Belfast style sink and PVCu sealed unit double glazed window. Open to:

##### SITTING ROOM

18'7 x 12'3 (5.66m x 3.73m)

French doors to outside, PVCu sealed unit double glazed window, downlighters and air conditioning unit.

##### STUDY

9'6 x 6'5 (2.90m x 1.96m)

PVCu sealed unit double glazed window, radiator and oak floor.

##### REAR HALLWAY

PVCu sealed unit double glazed entrance door, tiled floor and electric radiator along with integrated cloaks cupboard.

##### UTILITY ROOM

8'2 x 6'4 (2.49m x 1.93m)

Base and eye level units with roll edge worksurfaces having single drainer sink unit and PVCu sealed unit double glazed window.

##### SHOWER ROOM

8'2 x 7'7 (2.49m x 2.31m)

Shower in cubicle, wash basin and low level WC, tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### SNOOKER ROOM

25'7 x 17'10 (7.80m x 5.44m)

A substantial room with two sets of French windows to outside, oak floor, panelled walls, air conditioning unit and PVCu sealed unit double glazed windows.

##### FIRST FLOOR LANDING

Built-in cupboards, one of which houses the hot water cylinder with electric immersion heater. PVCu sealed unit double glazed window, radiator and cast iron style radiator.

##### MASTER BEDROOM SUITE

18'8 x 18' (5.69m x 5.49m)

Air conditioning unit, PVCu sealed unit double glazed windows and radiator. French doors to a balcony which provides lovely private outside space.

##### EN-SUITE

8'10 x 7'4 (2.69m x 2.24m)

Shower in oversized cubicle with glass division, panelled bath, wash basin and low level WC. Tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### BEDROOM 2

18' x 12'7 (5.49m x 3.84m)

PVCu sealed unit double glazed windows and air conditioning unit.

##### BEDROOM 3

14'3 x 14' (4.34m x 4.27m)

PVCu sealed unit double glazed window and air conditioning unit.

##### BEDROOM 4

13' x 11'3 (3.96m x 3.43m)

Period fireplace, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 5

11'6 x 9'4 (3.51m x 2.84m)

Period fireplace, PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

10'10 x 8'4 (3.30m x 2.54m)

Panelled bath, shower in oversized cubicle, half pedestal wash basin and low level WC. Tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

The property has a front gravel garden with stone detailing and hedged boundary, benefiting from a brick sett side driveway leading to a substantial parking and courtyard area.

Beyond the courtyard lies an extremely useful grass paddock and the total site extends to about 1.25 acres.

##### QUADRUPLE GARAGE

47'3 x 20'3 (14.40m x 6.17m)

A substantial building with four electric roller shutter doors having light and power laid on, along with an electric car charging point and fixed staircase to first floor office.

##### OFFICE

38' x 13' (11.58m x 3.96m)

Three sealed unit double glazed skylights and two air conditioning units.

##### GYM

23'10 x 20'3 (7.26m x 6.17m)

A detached brick and tile building with PVCu sealed unit double glazed patio doors to the front, light and power laid on. The gym equipment is available by separate negotiation.

##### SOLAR PANELS

The property has 32 Solar Panels fitted with a 10KW Battery storage. The system can not only provide electricity to the 2 No. EV car chargers but can be distributed to electric heating mats in the some of the ground floor rooms including the kitchen. Further it can be used to heat water via an immersion heater in the hot water tank. The underfloor heating and hot water can be controlled remotely to enhance the convenience of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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