Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

Bridge House Station Road, Brough HU15 1EA

Offers Over £499,850

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Interesting and characterful four bedroom house
- Great flexibility of living space
- 0.25 acre plot
- Convenient for the mainline railway station
- Beautifully renovated and remodelled
- Large summerhouse with bar
- Electric gates and extensive secure parking
- Council tax band D
- EPC rating D

An enchanting and characterful period house in a unique location convenient for Brough's mainline railway station. Situated on a beautiful quarter acre plot and accessed down a private gravelled driveway through electric gates, the house has a superb peaceful feel which belies its position in the centre of "old" Brough.

The layout, which extends over three floors, provides for great flexibility of living space and the property has been lovingly updated boasting a fabulous, contemporary styled, open plan living dining kitchen to the ground floor with further sitting room to the first floor. Currently offering four bedrooms but with a layout which could be remodelled to five bedrooms if required, the property also has the addition of a fabulous garden building which incorporates bar and entertaining area. Within the grounds the extensive driveway provides for secure parking with the addition of a further garage/store.

LOCATION

As the name suggests, the property is located in a unique position backing onto the road bridge on Saltgrounds Road. This unique position at the end of Station Road is especially convenient for the railway station. Access is gained to the house via a gravelled driveway (which belongs to the property) and which leads up to the electric gates. The gravelled driveway lies adjacent to Orchard Mews.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

KITCHEN

12'8 x 12'10 (3.86m x 3.91m)
The property is accessed from the side and directly into the kitchen. Recently fitted, the beautiful kitchen has a generous range of contemporary grey gloss fronted units with quartz worksurfaces and matching upstand incorporating an inset sink and drainer. Integrated Neff oven, matching combination microwave, warming drawer, dishwasher and fridge freezer. Neff induction hob with extractor over, windows to both front and side elevation and uPVC glass panelled door opening out onto the patio. Large storage cupboard, attractive herringbone laid floor covering with underfloor heating and oak staircase to the first floor accommodation. Open plan into the living/dining room.

LIVING / DINING ROOM

13'5 x 12'6 (4.09m x 3.81m)
French doors out onto the patio and a continuation of the herringbone flooring.

UTILITY ROOM

11'5 x 4'10 (3.48m x 1.47m)
A range of wall and base units with grey gloss fronts and laminate worksurfaces. Stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, further space for upright fridge freezer. Integral door through into the former garage.

DOWNSTAIRS CLOAKROOM

5'3 x 4'10 (1.60m x 1.47m)
Two piece sanitary suite comprising low level WC and wall-hung wash basin.

FIRST FLOOR LANDING

Window to the front elevation and uPVC glass panelled door to the rear accessing the terraced garden behind the house.

SITTING ROOM

13'6 x 12'10 (4.11m x 3.91m)
An attractive dual aspect room with windows overlooking the garden and the patio area. Ornate Victorian (c.1860) marble fireplace houses open grate fire with tiled hearth and back, along with laminate flooring.

BEDROOM 3

10'7 reducing to 8' x 13'5 (3.23m reducing to 2.44m x 4.09m)
Windows to two aspects and fitted wardrobes.

BATHROOM

9'8 x 5'6 (2.95m x 1.68m)
Three piece sanitary suite comprising low level WC, pedestal wash basin and panelled bath with separate shower valve over and glass screen. Partially tiled walls, porcelain tiled floor, window to the side elevation and chrome heated towel rail.

BEDROOM 4 / STUDY

11'11 x 5'6 (3.63m x 1.68m)
A single bedroom currently used as a study with laminate flooring and window to the rear elevation.

SECOND FLOOR LANDING

Window to the front elevation, built-in cupboard housing the modern Ideal Standard boiler and shelved out as an airing cupboard. Access to a fully boarded loft with ladder.

MASTER BEDROOM

13'2 x 12'9 (4.01m x 3.89m)
A dual aspect room with modern fitted wardrobes.

BEDROOM 2

19'5 x 8'10 (5.92m x 2.69m)
Originally two bedrooms which could be converted back by the owner if a purchaser required it. Dual aspect with windows to both front and rear and fitted wardrobes.

BATHROOM

12'10 x 5'6 (3.91m x 1.68m)
Three piece sanitary suite comprising double shower enclosure, low level WC and vanity wash basin. Fully tiled walls, porcelain tiled floor, two chrome heated towel rails and window to the rear elevation.

OUTSIDE

The property is situated on a large plot which extends to 0.25 of an acre. Accessed through electric sliding gates and onto a wide gravel parking area which has space for several vehicles plus a motorhome or caravan. Half of the garden has been laid under lawn and there is a wide stone flagged patio area immediately in front of the property which extends to the side.

On the southern aspect of the property is a large summerhouse which has been converted to a party room with bar and seating. The bar has an attractive granite top and fitted units. Between the summerhouse and the kitchen is a covered seating area. There is also a shed in the garden for storage.

GARAGE / STORE

An original carport has been partially converted to create the utility room and downstairs cloakroom. The remaining garage is a large store with electric roller shutter door and plenty of space for storage of tools and bikes. In addition there is an area to the rear of the garage which provides for extra storage space. Supplied with heating, light and power.

SERVICES

All mains services are available or connected to the property. CCTV system.

CENTRAL HEATING

The property benefits from a gas fired central heating system and Positive Input Ventilation (PIV) system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

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.
Made with Metropix ©2024

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.