



Hull Bridge Road, Beverley , HU17 9RT
Offers In The Region Of £675,000

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****NO ONWARD CHAIN** ANNEXE POTENTIAL** BUILT TO A HIGH SPECIFICATION****

This truly exceptional detached home presents a unique opportunity for those seeking a blend of village tranquillity and town convenience. Built to a extremely a high specification throughout, this home is designed to impress.

Boasting three spacious reception rooms, this home offers ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, creating a perfect setting for family gatherings or dinner parties. The four generously sized bedrooms provide comfortable retreats, ensuring that everyone has their own personal space. The two modern bathrooms are thoughtfully designed, catering to the needs of a busy household.

One of the standout features of this property is the annexe, which offers versatile living options. Whether you envision it as a guest suite, a home office, or a playroom, the possibilities are endless.

Set in a picturesque semi-rural location, this home allows residents to enjoy the peace and beauty of the countryside while still being within easy reach of Beverley's vibrant town centre. Here, you will find a delightful array of shops, cafes, and cultural attractions, making it an ideal place to call home.

In summary, this remarkable property on Hull Bridge Road is perfect for families or anyone looking for a spacious and stylish home in a desirable location. With its high-quality finishes and versatile living spaces, it truly offers the best of both worlds. Don't miss the chance to make this stunning house your new home.





Entrance Hall

Oak front door, Under floor heating, Karndean flooring, storage cupboard, power points and stairs to the first floor landing.

Downstairs WC

Karndean flooring, low flush WC, wash hand basin with vanity unit.

Study

Velux windows and window to the front aspect, bi folding doors onto the rear garden, radiators and power points.

Lounge

Bi folding doors onto the rear aspect, Karndean flooring, coving, open feature fireplace, power points and TV point.

Reception Room Two

Windows to the front and side aspects open feature fireplace, Karndean flooring and power points.

Kitchen/Dining Room

Window to the rear aspect, under floor heating, bi folding doors, beamed ceiling, coving, Karndean flooring, range of wall and base units with granite worktops, induction hob, tiled splash back, 2 x single oven, integrated dish washer, steam oven, microwave, cupboard housing boiler, gas Aga, integral fridge and power points.



First Floor Landing

Window to the front aspect, dado rail, radiator and airing cupboard.

Bedroom One

Window to the side and rear aspect, radiator, TV point and power points.

Dressing Room

Window to the front aspect fitted wardrobes and power points.

Ensuite

Window to the side aspect, walk in shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit and tiled walls.

Bedroom Two

Window to the rear aspect, radiator, TV point and power points.

Bedroom Three

Window to the front aspect, fitted wardrobe, radiator, TV point and power point.

Bedroom Four

Window to the rear aspect, laminate flooring, radiator, TV point and power points.

Bathroom

Window to the front aspect, tiled flooring, shower cubicle, low flush WC, wash hand basin with vanity unit and fully tiled walls.



Garden

Mainly laid to lawn with plant and shrub borders, outside tap, lights and out door kitchen for cooking.

Annexe Entrance Hall

Wooden stable door and tiled flooring.

Annexe Lounge

Window to the side aspect, radiator, laminated wood flooring, fitted cabinet, TV point and power points.

Annexe Kitchen

Tiled flooring, radiator, range of wall and base units with work surfaces, sink and drainer unit, integrated fridge, electric hob and power points,

Annexe Bedroom One

Window to the front aspect, laminate flooring, radiator, TV point and power point.

Annexe En suite

Tiled flooring, heated towel rail, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, loft access and extractor fan.

Beauty Studio

Range of wall and base units with roll top work surfaces, tiled splash back, fridge/freezer, space for washing machine, sink and drainer unit and power points.



Beauty Room

Bi folding doors, radiator, laminate flooring and TV point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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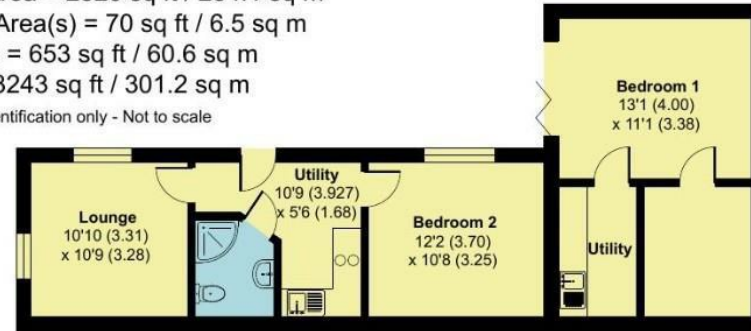
Hull Bridge Road, Beverley, HU17



Denotes restricted head height

Approximate Area = 2520 sq ft / 234.1 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Annexes = 653 sq ft / 60.6 sq m
 Total = 3243 sq ft / 301.2 sq m

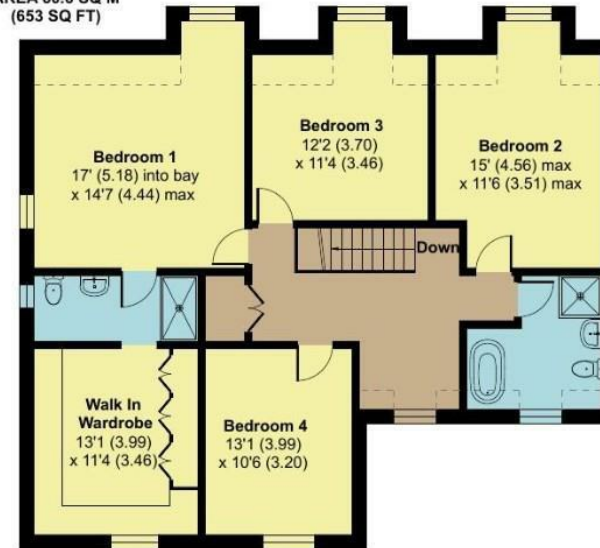
For identification only - Not to scale



ANNEXE
APPROX FLOOR
AREA 60.6 SQ M
(653 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 130.9 SQ M
(1409 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 103.2 SQ M
(1111 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1514031

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 01482 861411 | Website: www.hunters.com

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