



£391,500

108 The Meadows,
Cherry Burton



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

ENERGY PERFORMANCE CERTIFICATE
We are aware the EPC rating falls just short of a 'D' which is as a result of the older oil boiler. We know many purchasers would wish to change to a gas boiler anyway and a new gas boiler should lift the EPC rating into a 'D'.

SERVICES
Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



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A really lovely, spacious and comfortable property that has been well maintained and loved since its construction. It's likely to appeal to many in its current configuration but also offers the potential to be adapted to suit the requirements of others. An early internal inspection is highly recommended but a good understanding of how the property flows can be gained from our 360 degree tour. There is no forward chain.

ACCOMMODATION

Entrance Hall

Living Room - Good size with patio doors to garden.

Dining Room

Study

Kitchen - with a range of modern fitted units and appliances.

Utility Room

Double Bedroom - a range of fitted wardrobes.

Shower Room

First Floor Landing

2 Double Bedrooms - both with built in wardrobes.

Bathroom - 4 piece suite with separate shower unit, original and in immaculate condition.

Walk in Cupboard

Front Gardens

Driveway - with car hard standing for a number of vehicles.

Garage - larger size with remotely operated roller door

Rear Gardens - Good Size and well maintained.

LOCATION

The property is located in the sought after village of Cherry Burton which is located just to the west of Beverley. Local amenities include a public house, convenience store, primary school and church. Nearby Beverley offers an extensive range of other amenities



108 The Meadows, Cherry Burton, HU17 7SD

A detached and spacious home on this well regarded development in Cherry Burton. The property was one of the early builds on the development and was built to the specification of the family of the current owners. It has been significantly updated over the years but remains true to much of the original design. It has the benefit of a ground floor bedroom and shower room so could be used as a house or bungalow. Nearby properties with similarly spacious plots have often been popular with buyers wanting to upgrade and extend.

The property offers spacious rooms including 3 reception rooms and 3 double bedrooms in its current configuration. Large windows provide lots of natural light and the vaulted ceiling in the entrance hall enhances the feeling of space. With oil fired central heating (there is gas to the street) and uPVC double glazing throughout the full accommodation comprises to the ground floor: Entrance Vestibule, Entrance Hall, spacious Living Room with large patio doors onto the garden, Dining Room (currently used as a snug), Study with floor to ceiling window, a fitted Kitchen with a range of modern units in white and integral appliances, Utility Room, Double Bedroom with fitted furniture and a Shower Room with 3 piece suite. To the first floor is a long landing with 2 large storage cupboards, 2 Double Bedrooms, both with built in wardrobes and fitted furniture, and a 4 piece Bathroom with separate shower unit and an immaculately maintained original suite.

The property is approached via a spacious driveway and car hard standing area that leads to an integral larger garage with remote roller door. There are well maintained gardens to the front, but the position of the house means the rear west facing gardens are a very good size. They are well maintained with a range of mature planting and hedging, areas of lawn and a patio. The hedging to perimeters makes the property very private in nature.

