



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



£340,000

**5 The Meadows,
Cherry Burton**

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under freehold title. Immediate vacant possession is available.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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THE ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE

Radiator.

HALLWAY

Two radiators and built-in cupboard housing gas boiler.

LOUNGE

Picture window with French doors to the rear, radiator and feature recessed gas fire.

DINING KITCHEN

Kitchen area equipped with base and wall cabinets having marble-effect laminate worktops with sink. Built-in electric oven, hob and dishwasher. There are French doors to the rear and a separate dining space. Radiator.

UTILITY ROOM

Fitted worktop and plumbing for automatic washing machine. Radiator.

SEPARATE WC

With toilet and wash-hand basin.

BEDROOM THREE

Radiator and built-in service meter cupboard.

BEDROOM TWO

Radiator.

BEDROOM ONE

A rear picture window includes French doors opening to the garden. Radiator.

BATHROOM / WC

Suite comprises a shower bath with a plumbed shower and screen fitted above, pedestal wash-hand basin and toilet. Marble-effect splashback tiling. Radiator.

EXTERNAL

INTEGRAL STORE

Formerly part of a garage with front garage-style door.

DRIVEWAY / PARKING

A private front driveway has been newly extended to provide a wide area for on-site parking and turning vehicles.

GARDEN

The property stands behind a front boundary wall and a lawned garden. There are paved pathways around the bungalow and at the rear these extend to provide a full-width terrace area with retaining wall with a couple of steps leading to the lawned garden which has a raised border on the rear boundary. The rear garden is fully enclosed with close-boarded fencing and to the south side a further lawned garden area is secluded behind a high wall with access gates to the driveway.

5 The Meadows, Cherry Burton, HU17 7RL

DESCRIPTION

The Meadows is an established area of individual detached houses and bungalows and this property occupies an elevated position close to the entrance to the development from the village Main Street. It is therefore close to local amenities and enjoys outlooks to the front across rooftops to fields surrounding the village. The well arranged accommodation enjoys a private rear garden aspect, to include french doors leading out, from each of the lounge, dining kitchen and main bedroom onto a full width paved terrace. The property has very recently been comprehensively re-modelled, renovated and refitted throughout and is in good as new condition with neutral decorations and floorcoverings. This bright and airy bungalow is recommended for those seeking a village home within easy reach of a wide range of facilities.

SITUATION

Cherry Burton is approximately 3 miles outside the bustling market town of Beverley with good access onto the A1079 Hull to York road, and to Malton and Driffield to the north. The property is a short walk from the pond in the middle of the village, near which are a local shop & post office, pub with restaurant and the village primary school.

