

HUNTERS[®]

HERE TO GET *you* THERE



Mill Lane

Bishop Burton, HU17 8QT

Offers In The Region Of £399,950



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Council Tax:



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Entrance Hall

Composite front door, wooden beams, laminate laid wood style flooring, stairs to first floor landing, radiator and power points.

Study/Snug

UPVC double glazed window to the front aspect, storage cupboard, radiator and power points.

Lounge

UPVC double glazed window to the front aspect, wooden beams, log burner, radiator, TV point and power points.

Kitchen/Diner

UPVC double glazed window to the rear aspect, French doors onto garden, laminate wood style flooring, range of wall and base units with roll top work surfaces, tiled splash back, Belfast sink, under counter lights, plumbed for washing machine, integrated dishwasher, space for fridge, electric oven, induction electric hob, radiator, extractor fan, TV point and power points.

First Floor Landing

UPVC double glazed window to the rear aspect, wooden beams, radiator and power points.

Bedroom One

UPVC double glazed windows to the front and side aspects, wooden beams, mezzanine storage cupboard, radiator and power points.

Bedroom Two

UPVC double glazed window to the rear aspect, mezzanine storage cupboard, radiator and power points.

Bedroom Three

UPVC double glazed window to the front aspect, wooden beams, mezzanine, radiator and power points.

Bathroom

UPVC double glazed privacy glass window to the rear aspect, tiled walls, tiled flooring, under floor heating, roll top bath with mixer taps and shower attachment, walk in double shower, low flush WC, wash hand basin with pedestal and heated towel rail.

Orangrey

Timber windows to the side and rear aspects, wooden double glazed French doors to the side and radiator.

Garden

Mainly laid to lawn with plant and shrub borders, side access, patio area, brick built outhouse, coal store, summer house, outside tap and outside lighting.

Parking

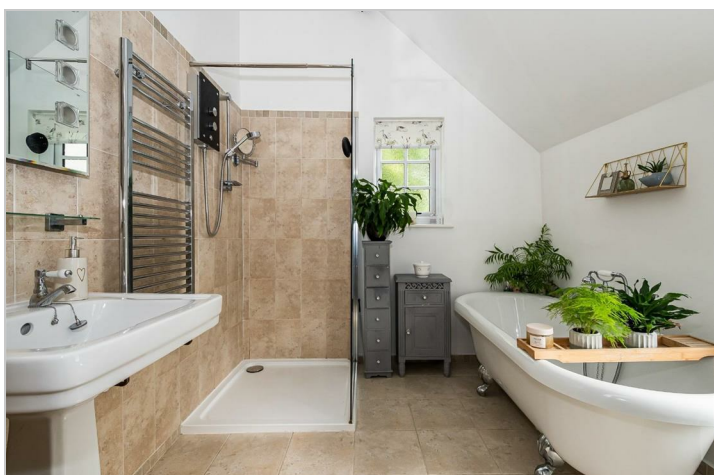
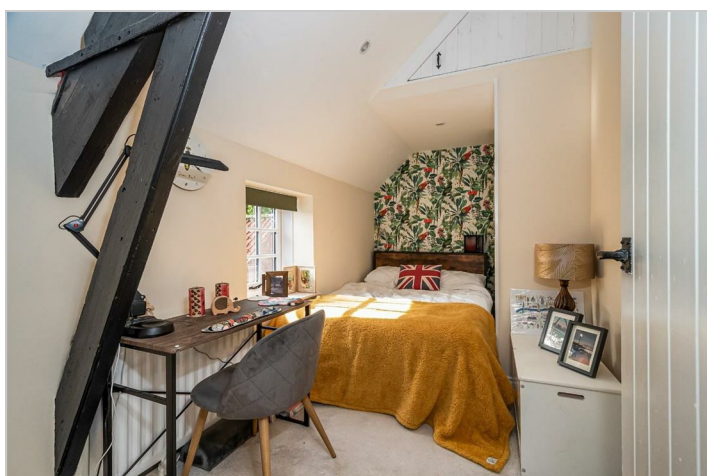
Driveway to the front.

Nestled in the highly desirable village of Bishop Burton, Granary Cottage offers the perfect blend of charm and tranquillity. This delightful three-bedroom home is an inviting retreat, providing a peaceful haven to unwind after a busy day. Picture yourself stepping through the front door, instantly embraced by the warmth and comfort of home. That's the feeling Granary Cottage delivers every time.

Just a short stroll down the lane, the village awaits, where you can enjoy feeding the ducks or savouring a leisurely lunch at The Altisidora, the welcoming village pub. For your everyday needs, a local shop is conveniently close by, while the historic market town of Beverley is only 4.5 miles away, with excellent road links to surrounding areas.

Inside, the property briefly comprises an entrance hall, a cosy living room with an adjoining conservatory, and a well-appointed kitchen/dining area that opens onto the garden. There's also a versatile office or snug. Upstairs, you'll find three inviting bedrooms and a family bathroom off the first-floor landing.

Outside, a private rear garden offers a lovely space to relax, while the front provides off-road parking with a driveway. Full of character and charm, this home must be seen in person to truly appreciate all it has to offer. Viewings are highly recommended.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Granary Cottage, Bishop Burton, HU17

Approximate Gross Internal Floor Area = 122.9 sq m / 1323 sq ft

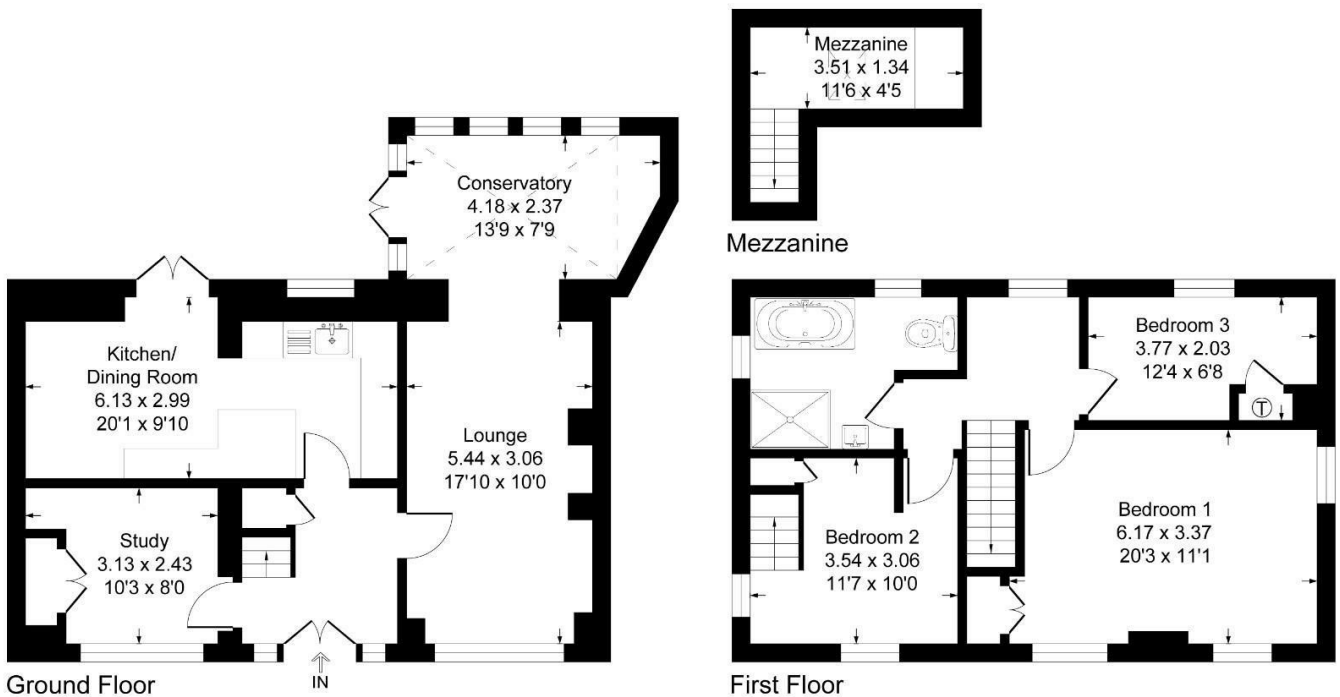
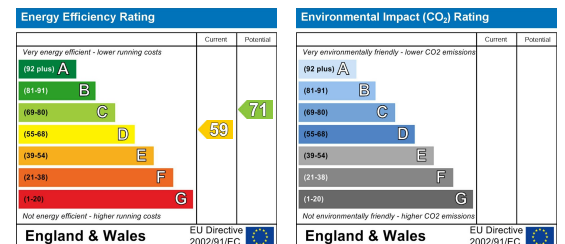


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.