

HORNSEYS

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33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£215,000

74 Canada Drive, Cherry Burton, Beverley, HU17 7RH

TRADITIONAL 3 BED SEMI-DETACHED HOUSE

** OPEN VIEWS TO REAR **

IN NEED OF UPDATING - NO ONWARD CHAIN

Situated in a quiet cul-de-sac in a most popular village, this traditional three bedroom semi-detached house offers all the hallmarks of a good family home.

In need of updating, the ground floor accommodation briefly comprises entrance hall, cloakroom and W/C, kitchen, living room and dining area, whilst upstairs there are three bedrooms, two of which are doubles, and a family bathroom. Outside there is a private driveway, detached garage, front garden and rear garden both laid to lawn, and open views to the rear.

Cherry Burton is a popular country village with both families and commuters alike. With a church, primary school, local shop, village hall, post office, dining pub, public transport links, and easy access to commuter routes for York, Beverley, Hull and Driffield, Cherry Burton offers country living with amenities close to hand.

Bedrooms Bathrooms Receptions

3

2

1



CHERRY BURTON

Cherry Burton is a village and civil parish in the East Riding of Yorkshire, located approximately 3 miles (4.8 km) to the west of the large market town of Beverley. Popular with families and commuting professionals who prefer a quieter country life with amenities close at hand, the village has a church called St. Michael's which is a Grade II listed building, a well-stocked village shop with post office, and a public house called The Bay Horse. It also has a well-regarded primary school, village pond, and a village sports field and pavilion. The village is surrounded by beautiful countryside, making it a popular place for walking and cycling.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

4.22m x 1.79m max (13'10" x 5'10" max)

Front PVCu entrance door and glazed side panels, under stairs cupboard, stairs off

CLOAKROOM

1.80m x 1.18m (5'10" x 3'10")

White W/C, washbasin with tiled splashback, wood effect flooring, access to boiler.

KITCHEN

3.07m x 2.39m (10'0" x 7'10")



Range of wall and base units with fitted work surfaces over, stainless steel sink unit, plumbing for washing machine and dishwasher, part-tiled walls, panelled ceiling.

LIVING ROOM AND DINING AREA

8.66m max x 3.73m max (28'4" max x 12'2" max)



Bay window, brick and tiled open fireplace.

FIRST FLOOR

LANDING

Airing cupboard off housing hot water cylinder with immersion heater, access to roof space.

BEDROOM 1

3.90m x 3.29m (12'9" x 10'9")



Range of wardrobes with cupboards over.

BEDROOM 2

3.91m x 3.06m (12'9" x 10'0")



BEDROOM 3

2.80m x 2.27m (9'2" x 7'5")



BATHROOM

2.48m x 1.61m (8'1" x 5'3")

White suite comprising panelled bath with mixer tap shower over, pedestal washbasin, W/C, part-tiled walls, radiator.

OUTSIDE



FRONT GARDEN

Laid to lawn with mature shrubs.

REAR GARDEN



Enclosed lawn garden, external tap, central heating oil tank, and open views to the rear.

GARAGE

6.06m x 3.08m (19'10" x 10'1")

Concrete entrance drive to detached concrete sectional single garage with up-and-over door, light and power connected.

VIEW TO REAR



SERVICES

Mains water, electricity, and drainage are connected to the property.

Warm air oil fired central heating.

We are advised by the vendor that mains gas is available to the front of the property.

COUNCIL TAX

Council tax band C.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

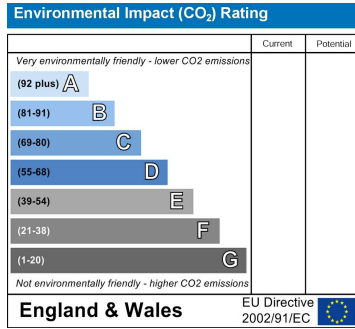
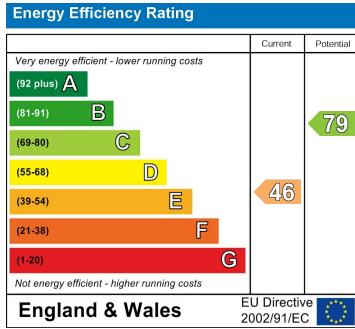
FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any

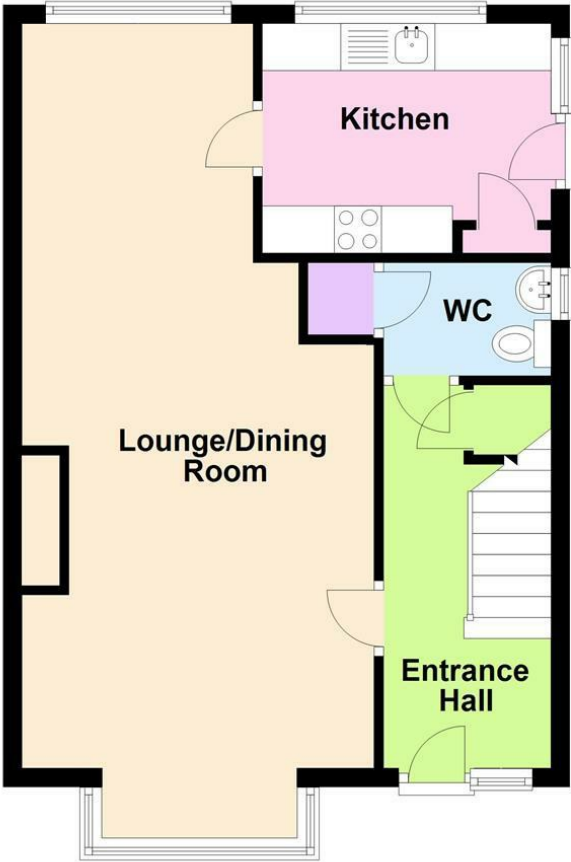
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Floor plan

Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 89.6 sq. metres (964.2 sq. feet)
74 Canada Drive, Cherry Burton