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Offers Over £300,000

The Old Shop Pudding Gate, Bishop Burton, Beverley, HU17 8QH

*** RARELY AVAILABLE ***

*** PICTURESQUE 2 BEDROOM PERIOD COTTAGE IN DESIRABLE VILLAGE ***

This beautiful cottage which is in need of some modernisation is generously proportioned and stands in the heart of one of East Yorkshire's most sought after rural villages.

Briefly comprising entrance hall, living room, dining room, office, kitchen with revealed beams and window seat, utility room, and downstairs W/C. Upstairs there are two large double bedrooms and shower room. With a south facing garden, garage, ample parking, internal exposed beams, and external beamed gable projection, it certainly has a lot to boast about.

Bishop Burton is one of the most attractive rural villages in the area, set around a large village green and duck pond, with most properties painted traditional white with black. Offering a country pub, Post Office and shop, Church, and good direct public transport links to York, Beverley and Hull, the village provides an idyllic environment in which to live.

Bedrooms

2

Bathrooms

2

Receptions

2



BISHOP BURTON

Bishop Burton is a charming chocolate box village with most buildings having a black and white colour scheme and centred around a picturesque duck pond and the village green. Records of the village have been traced back to before the Domesday Book, All Saints Church is generally believed to date back to 700AD. The village is located on the A1079 about two miles from the historic town of Beverley and has a lively community with a well used village hall and a popular pub/restaurant. The village is also well known for its College of Further Education specialising in agriculture, equine and many other subjects. The nearest railway station is in Beverley and there is a regular bus service linking the village to Hull, Beverley, and York.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL



Front entrance door, understairs cupboard, stairs off, ceiling coving, radiator.

LIVING ROOM

5.04m x 4.85m (16'6" x 15'10")



Electric log burning stove with pine and cast iron fireplace, working chimney ceiling coving, radiator. Glazed doors leading to a spacious dining room

DINING ROOM

4.92m x 4.55m (16'1" x 14'11")



Full length doors to rear garden, ceiling coving, radiator.

OFFICE

3.30m x 2.54m (10'9" x 8'3")

Radiator.

KITCHEN

5.12m x 4.65m (16'9" x 15'3")



Fitted pine kitchen units with laminate work surface over, sink and drainer with mixer tap, electric hob and oven with extractor fan over, plumbing for dishwasher, wall mounted gas central heating boiler, part tiled walls, decorative fire place with timber surround, exposed beams, window seat, fitted cabinets, original quarry tiled flooring.

UTILITY ROOM

3.27m x 1.19m (10'8" x 3'10")

Plumbing for washing machine, shelving, tiled flooring.

W/C

1.31m x 0.91m (4'3" x 2'11")

Low flush W/C, wash hand basin with tiled splash back, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

2.88m x 2.38m (9'5" x 7'9")

Storage cupboard off, ceiling coving, radiator.

SHOWER ROOM

2.84m x 1.85m (9'3" x 6'0")



Recently fitted white suite with walk in shower cubicle and plumbed rainfall shower, pedestal wash basin, low flush W/C, fitted vanity unit, electric wall mounted heater, heated ladder towel rail.

BEDROOM 1

4.87m x 4.40m (15'11" x 14'5")



Range of fitted bedroom furniture, storage into eaves, radiator.

BEDROOM 2

4.87m x 3.39m (15'11" x 11'1")



Range of fitted bedroom furniture, walk-in shelved storage cupboard (1.93m x 1.93m) housing hot water cylinder, radiator.

OUTSIDE

Driveway to side with ample parking and single detached garage, south facing raised garden area laid to lawn with patio, well stocked borders planted with mature shrubs, heather, lavender and flowers, timber fence boundaries.

GARDEN



GARAGE

With up & over door, light and power

DECLARATION OF INTEREST

The agents hereby declare that the seller of this property is a relative of a member of staff and we make this declaration pursuant to Section 21 of the Estate Agents Act 1979.

SERVICES

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

Gas central heating.

COUNCIL TAX

Council Tax band F.

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.

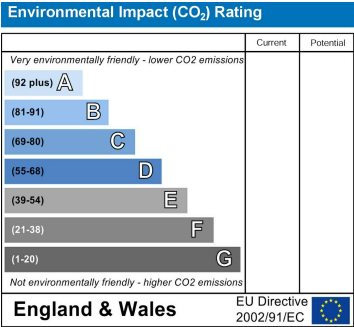
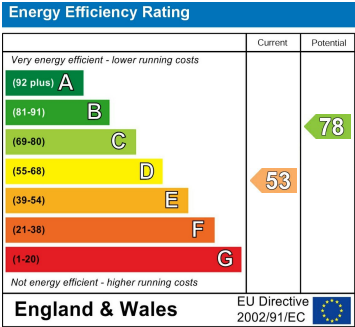
FREE VALUATION

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 intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



Floor plan



Total area: approx. 151.5 sq. metres (1631.2 sq. feet)
The Old Shop, Bishop Burton