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grays



88 The Meadows, Cherry Burton, Beverley, HU17 7SD

£295,000





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- THREE BEDROOM DETACHED HOME
- OFF STREET PARKING AND GARAGE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- GENEROUS PLOT
- UPDATED TO A HIGH STANDARD
- SOUTH WEST FACING GARDEN

A superbly presented three bed roomed detached property situated in the sought after East Yorkshire village of Cherry Burton.

The accommodation briefly comprises; Entrance Hall, WC, open plan Lounge Diner, Modern Fitted Kitchen, and separate Sitting Room. To first floor are three Bedrooms and Bathroom.

Externally the property benefits from easily maintainable and generously sized gardens and off street parking plus a garage.

Located within the sought after village of Cherry Burton, in close proximity of local amenities including village shop, public house, primary school and church. The village is approximately 4 miles from the market town of Beverley and enjoys good commuter links to both York and Hull.



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ACCOMMODATION COMPRISES

ENTRANCE HALL

With storage cupboard and staircase approach to first floor.

WC CLOAKS

Has a low flush WC, wash hand basin and window to the front.

'L' SHAPED LOUNGE DINER

21'3 max x 17'10 (6.48m max x 5.44m)

A bright and spacious living area with windows to the front and rear elevations, feature fireplace and radiators.

SITTING ROOM / FOURTH BEDROOM

11'10 x 10'7 (3.61m x 3.23m)

With window to the rear elevation and radiator. Used by the current vendors as a sitting room, but could be used as a ground floor fourth bedroom depending on a purchasers requirements.

MODERN FITTED KITCHEN

10'7 x 9'11 (3.23m x 3.02m)

Offering a range of base, wall and drawer units with rolled top work surfaces and tiled splash backs. With integrated fridge freezer, eye level oven grill and halogen hob with extractor hood over, resin sink with mixer tap, along with plumbing for a free standing washing machine and dryer. Door to the side and window to the rear.

FIRST FLOOR LANDING

Has loft access point with access given from a ladder to a fully boarded loft providing excellent levels of additional storage. Landing also has an airing cupboard.

MASTER BEDROOM

12'10 x 10'11 (3.91m x 3.33m)

Fully fitted with a range of wardrobe storage cupboards, window to the front elevation and radiator.

BEDROOM TWO

10'11 x 9'11 (3.33m x 3.02m)

Of double bedroom proportions with window overlooking the rear garden and radiator.

BEDROOM THREE

9'4 x 7' (2.84m x 2.13m)

Bedroom with fitted wardrobe, radiator and window to the side elevation.



BATHROOM

Panel bath with mains fed shower over and glass shower screen. Wash hand basin set in a vanity unit, low flush WC, heated towel rail, window to the side and set in a tiled surround.

OUTSIDE

To the front of the property is a large lawned garden with feature tree and planted area beneath. A block paved driveway provides off street parking and gives access to the garage.

The rear garden is easily maintainable and generously proportioned. A paved patio directly adjoins the rear of the house and provides space for outdoor seating. Steps lead to a lawn area. The garden is set in fenced and hedged surrounds.

GARAGE

17'0 x 9'0 (5.18m x 2.74m)

With electric roller door, uPVC window and pedestrian door, power and light connected.

COUNCIL TAX:

We understand the current Council Tax Band to be D

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, electricity and drainage are connected. Central heating is oil fired with a combination of wet radiator system and wall mounted plug in electric heaters to the ground floor. The oil tank is located outside to the rear of the garage and the floor mounted central heating boiler is in a cupboard in the Kitchen.

MORTGAGE CLAUSE :

Stanifords provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

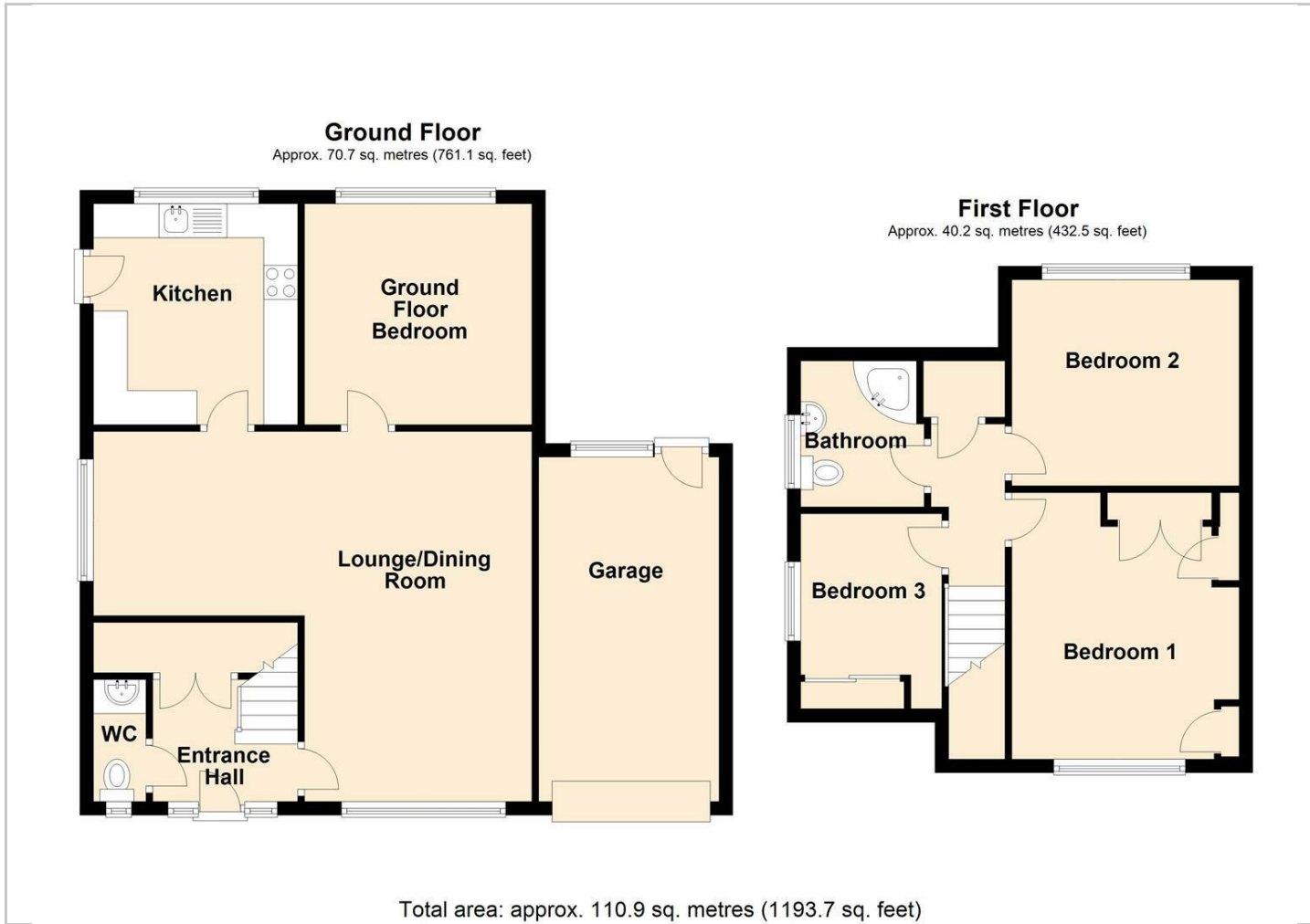
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

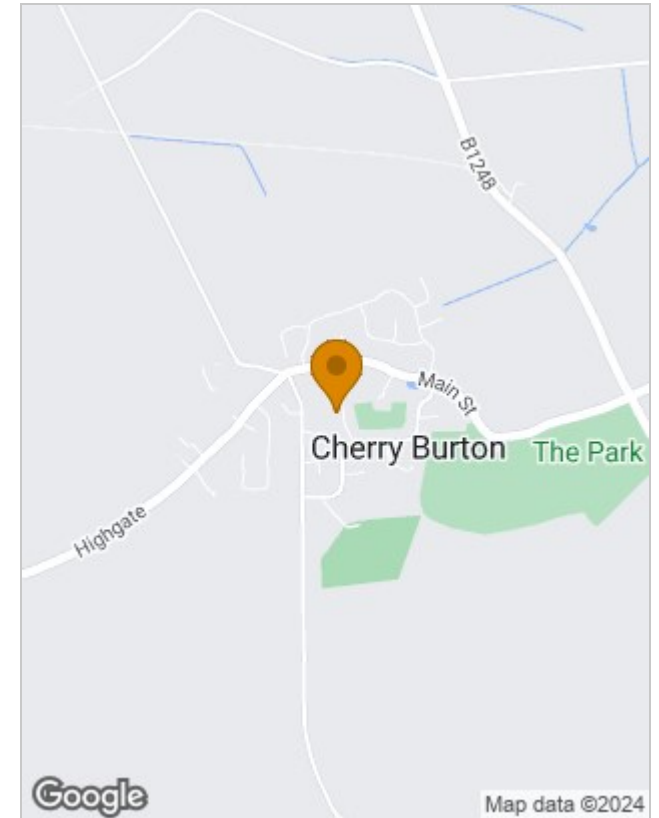
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



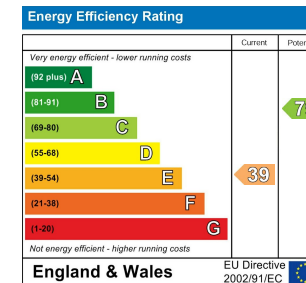
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.