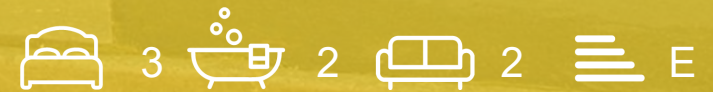


staniford
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Corner House 2 Main Street, Cherry Burton, HU17 7RF

£349,950





Corner House 2 Main Street

Cherry Burton, HU17 7RF

- GRADE II LISTED CHARACTER HOME
- UP TO 3 BEDROOMS
- HIGH SPECIFICATION
- PLEASANT VILLAGE LOCATION
- CHOCOLATE BOX APPEAL
- IMMACULATELY PRESENTED
- FULLY RE-MODELLED
- LIFESTYLE OPPORTUNITY

A SUPERB LIFESTYLE OPPORTUNITY- Corner House represents a genuine character (Grade II listed) home of ready to move in appeal.

The vendors have undertaken a full programme of renovation and refurbishment over recent years to create a stylish family home, offering a blend of traditional feature with modern detailing and accents throughout.

Boasting a double fronted façade and of chocolate box appeal, the opportunity available offers excellent levels of roadside appeal and a commitment to attention to detail internally with homes of this calibre rarely for sale within this ever popular village location.

The well-arranged living accommodation comprises; Sitting Room, Reception Lounge, open plan Kitchen Dining space, with separate utility leading off, ground floor bedroom / Study and W.C.

To the first-floor level a landing gives access to two double bedrooms with a house bathroom beyond.

Externally the cottage enjoys excellent levels of roadside appeal with provision for on street parking to the frontage and side. To the rear of the dwelling a private South facing, courtyard features with terrace and cottage garden.

Internal inspection is highly advised given the smart presentation throughout.



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ACCOMMODATION COMPRISES

ENTRANCE

Opens directly into

SITTING ROOM

15'1" x 11'10" (4.61 x 3.61)

A welcoming entrance to this Grade II character listed home. Having been lovingly maintained and restored by the current vendors to a high specification with attention to detail throughout.

Opening into a delightful sitting room with sash window to the immediate front outlook. Retaining a number of character features throughout the property including ceiling beams. With a central focal point provided via cast iron open fire insert. Wall light points, staircase approach to first floor level with balustrade and spindles and under stairs storage cupboard. With access leading through to kitchen dining room and reception lounge.

RECEPTION LOUNGE

17'11" x 11'5" (5.47 x 3.49)

With sash style window to the immediate front outlook. Suitably sized to accommodate furniture suite and enjoying excellent levels of natural daylight with double doors opening through to patio terrace. The property benefits from an open fire insert with stone hearth and surround detailing, being used by the vendors as the main reception space to the property.

KITCHEN DAY ROOM

16'2" x 13'10" at longest and widest point. (4.95 x 4.24 at longest and widest point.)

A most impressive open plan kitchen and dining space with a highly specified kitchen area opening through to a dedicated dining room, with windows to side elevations.

The kitchen benefits from inset spotlights to ceiling and beams. Shaker style recently fitted kitchen with quartz work surfaces over including a number of fitted wall and base units and a dedicated breakfast bar area with inset sink and drainer with feature mixer tap. Integrated appliances include induction hob with concealed extractor canopy, under cabinetry lighting, mid level Neff oven with combination oven and microwave over. Integrated dishwasher and integrated fridge and freezer. Tiling to full floor coverings and space for dining table and chairs leading through to....

UTILITY AREA

10'3" x 7'1" (3.13 x 2.18)

With a generous double storage cupboard, split stable style door providing access to cottage garden. Tiling continuing throughout, low level base units, wall mounted boiler. Space and plumbing for a number of low level white goods and counter top storage also. Inset sink and drainer.

BEDROM THREE/ STUDY

8'11" x 9'5" (2.72 x 2.88)

With window to side elevation, versatile in its usage having previously been used as a third bedroom, currently used by the current vendors as a home office/ work space, with inset spotlights to ceiling.



LANDING

Providing access to two double bedrooms.

BEDROOM ONE

14'11" x 10'1" at longest and widest point. (4.57 x 3.08 at longest and widest point.)

With two generous double cupboards, sash window to the immediate front outlook and additional window to the rear providing elevated outlook over cottage garden.

BEDROOM TWO

11'5" x 11'9" (3.48 x 3.59)

With window to the immediate front outlook and of King bedroom proportions with space for free standing bedroom furniture.

HOUSE BATHROOM

9'10" x 7'10" (3.02 x 2.40)

Immaculately appointed throughout with high specification and recently fitted and upgraded bathroom suite comprising of free standing bath with floor mounted mixer tap. Low flush WC, inset basin to vanity unit, LED backlit mirror, free standing shower cubicle with rainfall shower head. Window to rear elevation, storage cupboard housing hot water cylinder and inset spotlights to ceiling.

EXTERNAL

Corner house itself remains a picturesque cottage enjoying a pleasant street scene in the delightful rural village location of Cherry Burton on the outskirts of the affluent Georgian Market Town of Beverley. Offering an idyllic lifestyle opportunity with access via village footpaths to the Wold and beyond. Ample on street parking is provided to the Main Street and Bishop Burton road itself.

With pedestrian access granted to the property frontage and the cottage courtyard garden via access gate. Boasting a south facing elevation offering a trove of detail and features with a patio terrace extending from the immediate building footprint, being majority hard landscaped. Established raised and plant borders provide access to a further sun terrace offering excellent levels of privacy and seclusion throughout. With a dedicated store and external tap and light points.

AGENTS NOTE

The vendors have fully upgraded and modernised this Grade II listed home, and comes ready for immediate occupation with viewing by appointment only by the sole selling agent Staniford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays 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



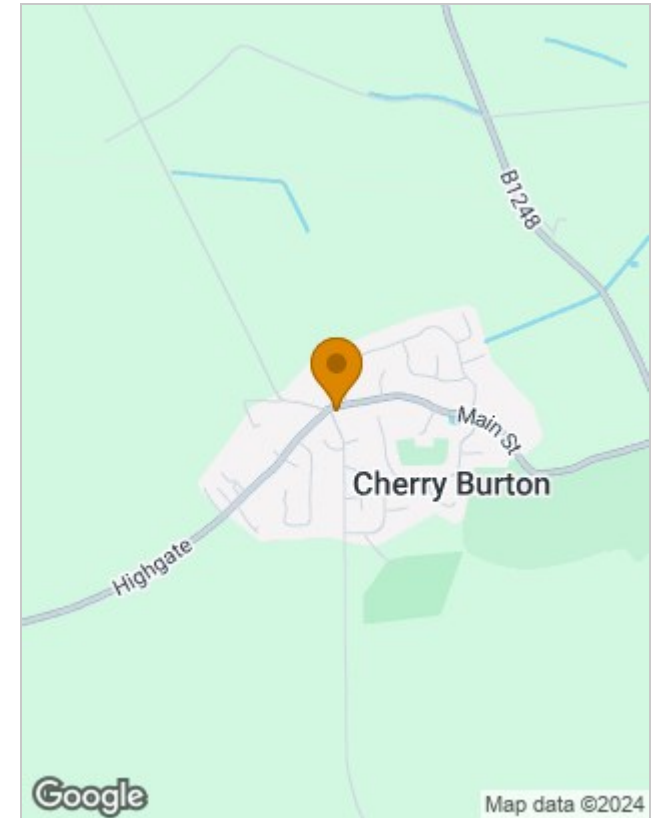
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

