



39 The Meadows, Cherry Burton, HU17 7RL

£390,000



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- FOUR BEDROOMS
- VILLAGE SETTING
- PRIVATE REAR GARDEN
- OPEN DAY FOR VIEWINGS 18TH OCTOBER 11AM-1PM
- DORMER BUNGALOW
- EXTENDED AND WELL MAINTAINED
- GARAGE AND OFF STREET PARKING

Extended detached dormer bungalow set in the popular village of Cherry Burton.

The property layout is thoughtfully designed to provide both comfort and functionality, ensuring that every corner of the home is utilised to its fullest potential.

Set in the picturesque surroundings of Cherry Burton, residents will enjoy the tranquillity of village life while still being within easy reach of local amenities. The area is known for its friendly community and beautiful countryside, offering a perfect blend of rural charm and modern convenience.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 9'4" x 4'3" (2.86m x 1.30m)
uPVC double glazed door with glass panel, stone tiled floor, pendant light fitting, front aspect uPVC double glazed window.

ENTRANCE HALL 6'3" x 5'6" (1.93m x 1.70m)
Wood door with glass panel and window and laminate wood floor.

CLOAKROOM 4'7" x 3'2" (1.40m x 0.98m)
Wood door with chrome handles, ceiling spotlight, front aspect wooden privacy glass window with secondary double glazing panel, under stairs cupboard, low flush WC, wall mounted wash hand basin with mixer tap and extract a fan.

DINING ROOM 15'1" x 11'0" (4.61m x 3.36m)
Wood door with chrome handles and glass panels, laminate wood floor, chrome pendant light fitting and a uPVC double glazed door to patio.

LOUNGE 11'8" x 17'9" (3.58m x 5.43m)
Carpeted floor, front aspect uPVC double glazed window, rear aspect uPVC double glazed window, two wall light fittings, two ceiling light fittings, fireplace with gas fire insert, wood surround and granite back and hearth.

KITCHEN 13'6" x 10'2" (4.13m x 3.12m)
Wood door with chrome handles, laminate flooring, ceiling spotlights, front aspect uPVC double glazed window, side aspect uPVC double glazed window. Integrated appliances include oven and microwave and five ring gas hob with extractor above, dishwasher and under counter fridge. Full splashback tiles, stainless steel drainer a sink with mixer tap, a range of wall and base units and work top with breakfast bar.

UTILITY ROOM 9'10" x 5'3" (3m x 1.61m)
Wood door with chrome handles, laminate flooring, ceiling strip light, side aspect uPVC double glazed window, uPVC side door, drainer sink, plumbing for washing machine, space for fridge freezer, range of wall and base units and splashback tiles.

INNER HALL 8'1" x 3'10" (2.48m x 1.18m)
Wood door with glass panels, laminate wood floor, pendant light fitting and a storage cupboard.

BATHROOM 7'9" x 5'10" (2.38m x 1.80m)
Wood door with chrome handles, tiled floor, central ceiling light, side aspect uPVC double glazed privacy window, low flush to WC, wash hand basin with mixer tap, P-shaped bath with mixer shower, wall mounted mirror vanity unit, extractor fan and full splashback tiling.



BEDROOM ONE 11'10" x 10'3" (3.63m x 3.13m)
Wood door with chrome handles, carpeted floor, chrome pendant light fitting, rear aspect uPVC double glazed window and a built in wardrobe.

BEDROOM TWO 15'10" x 10'3" (4.83m x 3.14m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, side aspect uPVC double glazed window and built in wardrobes.

STAIRCASE AND LANDING
Carpeted floor, three bulb light fitting, pine wood banister with spindles and handrail.

BEDROOM THREE 8'4" x 11'6" (2.56m x 3.53m)
Wood door with chrome handles, laminate floor, chrome pendant light fitting, side aspect uPVC double glazed window with fitted sliding door mirrored wardrobes (1.98m x 1.39m).

'JACK AND JILL' SHOWER ROOM 11'8" x 17'9" (3.58 x 5.43)
Jack and Jill shower room with access from bedrooms three and four. With shower cubicle, low flush WC and wash hand basin.

BEDROOM FOUR (L-Shaped) 21'3" x 8'5" (6.48m x 2.57)
Wood door with chrome handles, laminate wood floor, chrome four bulb spotlight fitting, ceiling spotlights and two uPVC side aspect double glazed windows. Extending to office space in the 'L' shape area.

GARAGE
Measurements and details required from vendor when possible.

EXTERIOR
To the front there are two lawned areas divided by the driveway with a range of shrubs, flowers and trees in the borders. A hedge with two sets of steps leading up to the front door with a wrought iron hand rail and gate. There is a stone brick wall on either side of the driveway and at the top of the steps in front of the house with both wooden and wrought iron gate posts at the front of the drive. To the rear there is a block paved patio area with a concrete path which runs around to the rear and side of the property with lawn on two sides and a mature rear border with fence surround.

COUNCIL TAX:
We understand the current Council Tax Band to be E

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
Stanford 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.

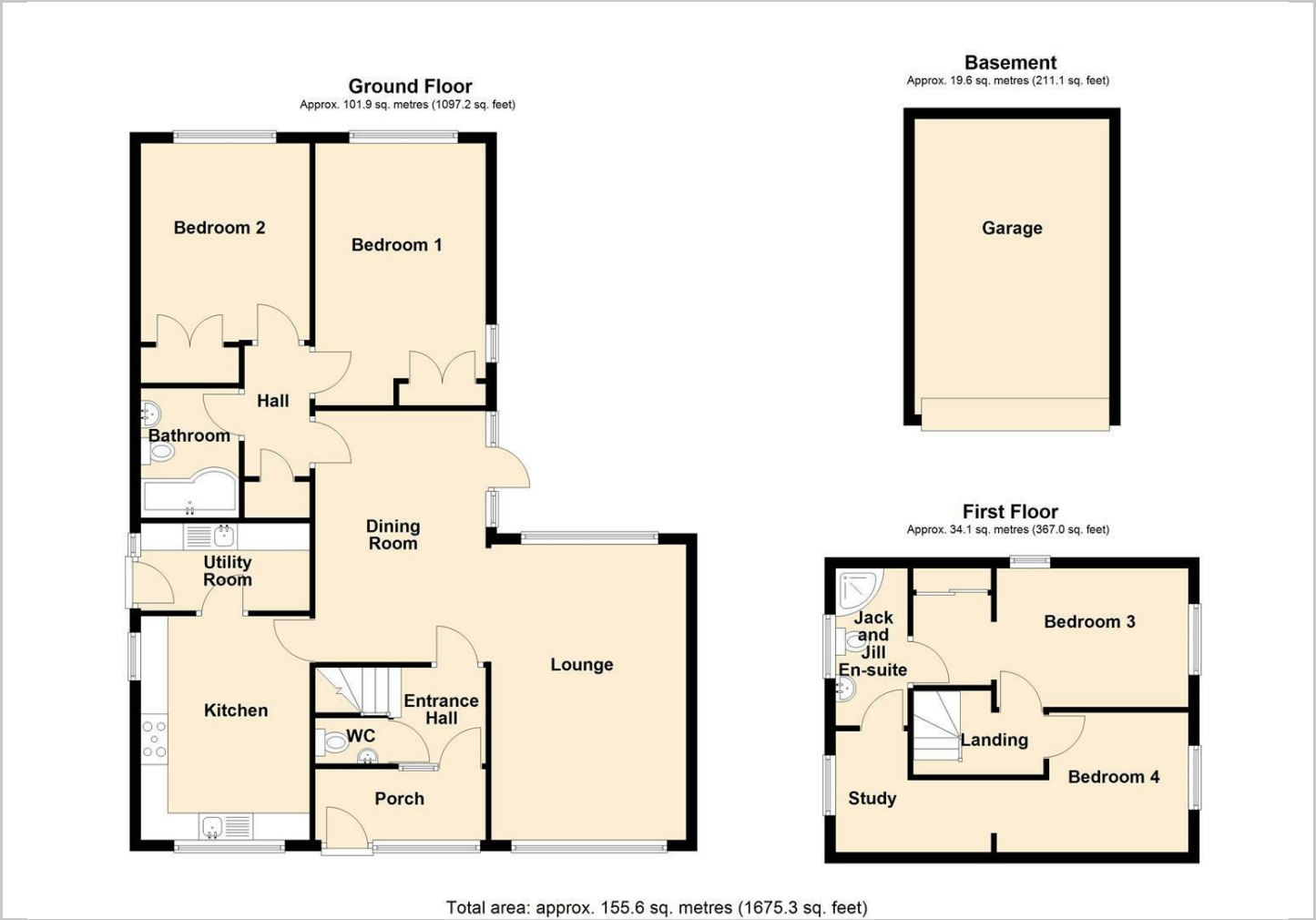
MISREPRESENTATION ACT 1967

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



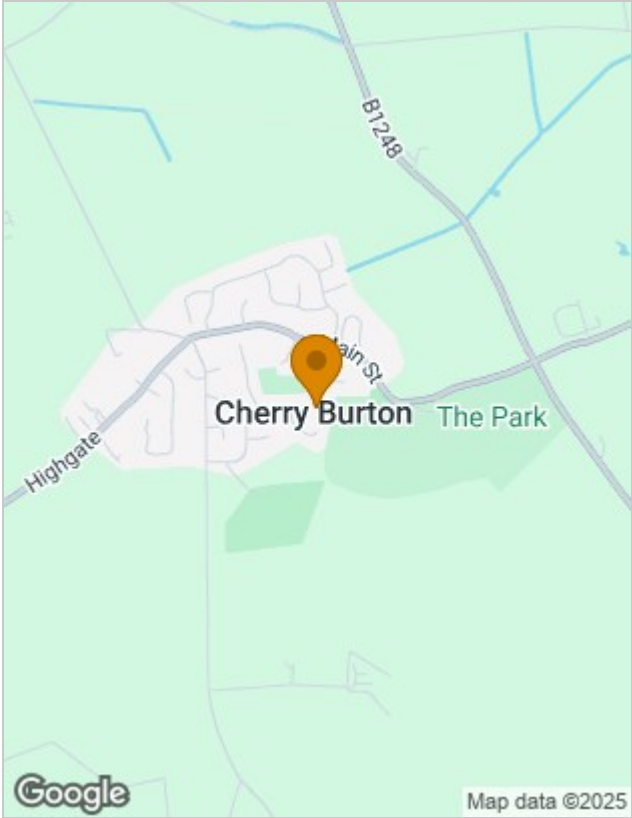
Viewing

Please contact our Beverley Office 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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

