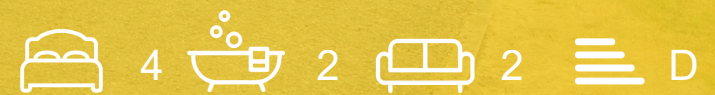


staniford
grays



30 Highcroft, Cherry Burton, HU17 7SG

£550,000





30 Highcroft

Cherry Burton, HU17 7SG

- BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME
- TWO BATHROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- FOUR DOUBLE BEDROOMS
- FLEXIBLE LIVING SPACE
- DELIGHTFUL VILLAGE LOCATION

Welcome to Highcroft, a truly exceptional detached family home which can be found in Cherry Burton one of East Yorkshire's most desirable villages. Thoughtfully extended and tastefully remodelled, this beautifully appointed property offers a combination of flexible living space, generous proportions and a wonderfully private, landscaped garden.

From the moment you step inside, you notice the sense of light, flow and space. The ground floor has been designed with modern family life in mind, offering three versatile reception areas including a fabulous open plan dining kitchen that opens out to rear patio and garden.

Outside, the rear garden is a standout feature, immaculately kept and full of mature planting. To the front, there's off street parking for a number of vehicles and an integrated single garage.

A Lifestyle Village with Outstanding Links

Whether you're upsizing, relocating, or simply dreaming of more space and a better lifestyle for your family, this standout home in a thriving village ticks every box.

We highly recommend you get in touch today and book your viewing!



£550,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 16'5" x 3'5" (5.01m x 1.06m)
Composite entrance door with privacy glass panels, wooden door to lounge with glass panels, pendant light fitting and oak engineered wood floor.

RECEPTION ONE 16'0" x 8'0" (4.90m x 2.44m)
Wooden door with chrome handles, ceiling spotlights, carpeted floor and a front aspect uPVC double glazed window.

CLOAKROOM / WC 8'1" x 2'11" (2.48m x 0.89m)
Wood door with chrome handles, porcelain tiled floor, pendant light fitting, chrome towel radiator, low flush WC, vanity unit with mixer tap and half splash back tiling.

LOUNGE 20'6" x 11'8" (max length and width) (6.26m x 3.58m (max length and width))
Wooden door with glass panels, French doors with chrome handles to the kitchen, two central ceiling lights, carpeted floor, front aspect uPVC double glazed bay window, fire place with living flame gas fire, marble hearth and back.

KITCHEN/DINER 26'11" x 14'1" (max length and width) (8.22m x 4.30m (max length and width))
uPVC double glazed bay window with French doors to the rear garden, ceiling spotlights, oak engineered wood floor, rear aspect uPVC double glazed window, integrated four ring NEFF induction hob with stainless steel extractor above, NEFF microwave and oven and an integrated dishwasher. One and a half bowl stainless steel drainer sink with mixer tap and a range of wall and base units.

UTILITY ROOM 9'4" x 7'9" (2.86m x 2.38m)
Rear uPVC door with privacy glass panels, integral wooden garage door with chrome handles, rear aspect uPVC double glazed window, chrome spotlight fitting, plumbing for washing machine, space for a dryer, stainless steel drainer sink with mixer tap, with work top and a range of wall and base units.

GARAGE 19'7" x 9'2" (5.98m x 2.81m)
With electric roller door, integral door to the utility room, power and light.

STAIRCASE AND LANDING 10'4" x 9'3" (3.16m x 2.83m)
Carpeted floor, pendant light fitting, oak and glass banister, loft hatch and a storage cupboard.

BEDROOM TWO 12'0" x 11'4" (3.67m x 3.47m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and two fitted wardrobes.



BEDROOM FOUR

9'7" x 8'5" (2.93m x 2.59m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BATHROOM

7'6" x 5'7" (2.29m x 1.71m)
Wood door with chrome handles, laminate wood floor, ceiling spotlights, rear aspect uPVC double glazed window, chrome towel radiator, low flush WC, vanity unit with wash hand basin and mixer tap, panelled bath with mixer shower and full splash back tiling.

BEDROOM THREE

11'8" x 10'5" (max length and width) (3.57m x 3.20m (max length and width))
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

SUPERIOR BEDROOM

14'0" x 11'9" (max length and width) (4.29m x 3.59m (max length and width))
Wood door with chrome handles, carpeted floor, chrome spotlights, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE

8'9" x 5'10" (2.68m x 1.79m)
Wood door with chrome handles, porcelain tiled floor, ceiling spotlights, side aspect uPVC double glazed window, chrome towel radiator, low flush WC, shower enclosure with mixer shower, wall mounted vanity unit and pedestal wash hand basin with mixer tap.

EXTERIOR

To the front a lawn with two mature trees, a dwarf hedge, block paved and tarmac driveway, flagged path to the front door and side garden gate. To the rear a lawn with fence surround, corner gravel seating area with flagged patio and seating area, mature shrubs and trees in the borders. Side access via a path to garden the gate.

COUNCIL TAX:

We understand the current Council Tax Band to be F

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@stanfords.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.

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Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

