



**QUICK & CLARKE**  
The Property Specialists

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**Granary Cottage Mill Lane, Bishop Burton HU17 8QT**  
**£399,950**

- Immaculately presented throughout
- Outskirts of a premium village
- Views over open fields to the front
- Three bedrooms
- Two reception rooms
- Southerly facing garden
- Council tax band D
- EPC rating D

A beautiful and characterful period home situated in a semi-rural location on the south side of this premium village close to Beverley. Light and bright and with a fantastic ambience, the property overlooks open fields to the front and benefits from an easy to maintain and southerly facing garden to the rear which abuts an old mill.

With two reception rooms plus a conservatory, the house also has an attractive dining kitchen, three bedrooms, one of which has a mezzanine sleeping area which makes it ideal for a child.

Lovingly updated and in immaculate condition with a stunning kitchen and a modern four piece bathroom. Viewing is highly recommended.

#### LOCATION

The property is located with three other similar aged houses on the south eastern side of this extremely popular village on Mill Lane, Bishop Burton. Mill Lane is accessed off Finchcroft Lane which runs between Bishop Burton, the A1079 and the north end of Walkington. Lying just three miles to the west of Beverley, the property has easy access to the amenities of this historic market town as well as to the major road network.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

8'10" x 8'5" (2.69m x 2.57m)

A modern double composite front door with windows to either side, laminate flooring, stairs to the first floor accommodation and beams to ceiling.

##### LIVING ROOM

18'5" x 9'11" (5.61m x 3.02m)

Open plan into the conservatory and with window to the front elevation. A light and bright living room, the focal point being a multi-fuel boiler stove set in a fireplace with tiled hearth, exposed brick back and wooden mantle above. The multi-fuel boiler stove powers the heating and hot water system. There is also an immersion heater that gives hot water (on a boost system) when the fire is not lit.

##### CONSERVATORY

A hardwood conservatory with French doors opening out onto the patio area of the rear garden.

##### STUDY

10'3" x 7'11" (3.12m x 2.41m)

Window to the front elevation and built-in bookcase.

##### DINING KITCHEN

20'1" x 9'9" (6.12m x 2.97m)

A stunning kitchen with wall and base storage units with light grey fronts, contrasting granite style laminate worksurfaces, breakfast bar and matching upstand. Porcelain sink and drainer and electric induction hob. Integrated oven, fridge and dishwasher. Space and plumbing for a washing machine is concealed behind cupboard doors and there is space for an American style fridge freezer. French doors onto garden, beams to ceiling and a continuation of the laminate flooring from the entrance hall.

##### FIRST FLOOR

##### LANDING

Space for a desk, beams to ceiling and window to the rear elevation.

##### BEDROOM 1

20'2" x 11' (6.15m x 3.35m)

A beautiful room with double height beamed ceiling, two windows to the front elevation and one to the side. Built-in cupboard with shelving and further storage in the roofspace.

##### BEDROOM 2

11'7" x 9'9" (3.53m x 2.97m)

A fabulous room with a mezzanine sleeping area. Window to the front elevation, further window to the side and skylight over the mezzanine along with beams to ceiling and storage in the roofspace.

##### BEDROOM 3

12'4" x 6'7" (3.76m x 2.01m)

Airing cupboard housing the hot water tank and beams to ceiling.

##### BATHROOM

10'2" x 7'10" (3.10m x 2.39m)

Four piece sanitary suite comprising pedestal wash basin, corner shower enclosure, roll top bath and low level WC. Windows to rear and side elevations, tiled floor with electric underfloor heating.

##### OUTSIDE

The front of the property is set back from Mill Lane with an area of lawn and two parking spaces. Overlooking open fields, the area to the front of the house is owned by the Council. The house has right of way over it and must maintain the area.

The rear garden is southerly facing and easy to maintain. With a patio area adjacent to the kitchen, two steps lead up to an area of lawn where there is a summerhouse and brick shed. The garden adjoins the neighbouring property which is a renovated mill tower and as such the garden benefits from this unique feature. Timber gates provide access onto a right of way for the removal of bins and access to the garden from Mill Lane.

##### SERVICES

Mains electric and water are connected to the property. Drainage is by way of a soakaway at the property along with a septic tank located on the neighbouring property, to which there is full access for maintenance and emptying once a year. (This should be confirmed by the purchaser's solicitor.)

##### HEATING

The property benefits from heating via the multi-fuel boiler stove in the living room which powers central heating to radiators throughout the property.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band D.

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

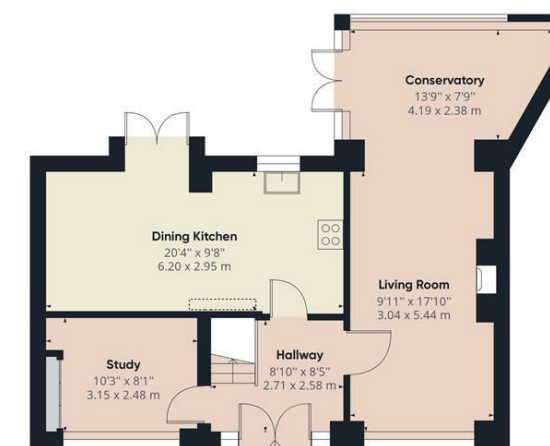
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access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

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##### EPC RATING

For full details of the EPC rating of this property please contact our office.



Ground Floor



Floor 1

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.