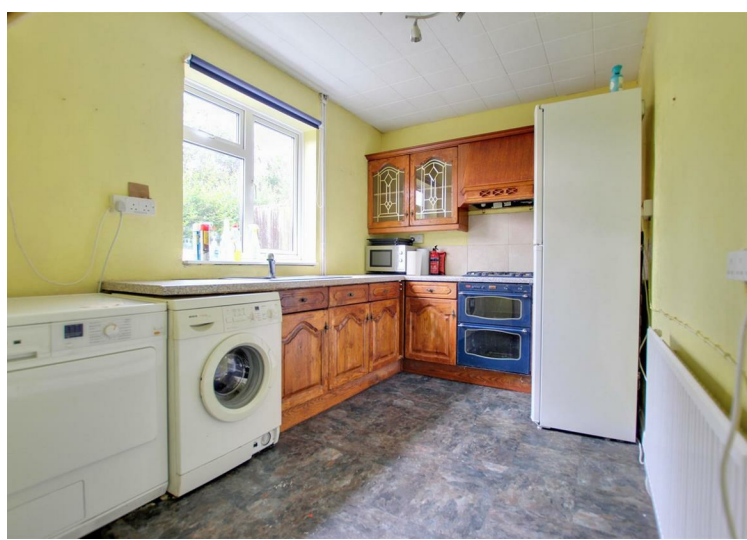


**QUICK & CLARKE**  
The Property Specialists

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**42 Bishop Burton Road, Cherry Burton HU17 7RW**  
**Offers in the region of £165,000**

- Terraced house
- Two bedrooms
- Outstanding village location
- Excellent amenities
- Good access to Beverley
- Some refurbishment required
- Generous plot
- No chain
- Council tax band B
- EPC rating D

A well-proportioned two bedroom property located in one of the area's most popular residential villages which offers excellent amenities including shop, public house and primary school. The property itself is in need of some modernisation, but this is reflected in the attractive asking price.

In brief the accommodation offers entrance hall, living room and breakfast kitchen at ground floor level, whilst at first floor there are two bedrooms and a family bathroom. The plot is well-proportioned with gardens to front and rear. No chain involved.

#### LOCATION

Cherry Burton is an appealing village having a strong community spirit, lying on the edge of the very picturesque Yorkshire Wolds. There is a good range of facilities within the village that include public house, excellent primary school, village shop and a range of facilities are available in the market town of Beverley which is some 3 miles away.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Staircase to first floor.

##### LIVING ROOM

16' x 12' (4.88m x 3.66m)

Timber fireplace having cast iron and tile inset, PVCu sealed unit double glazed window and radiator.

#### BREAKFAST KITCHEN

16' x 7'10 (4.88m x 2.39m)

Base and eye level units with roll edge worksurfaces incorporating a gas hob and single drainer sink unit, PVCu sealed unit double glazed window and radiator. Cupboard housing the gas fired central heating boiler.

#### REAR LOBBY

Understairs storage cupboard and door to outside.

#### FIRST FLOOR

##### BEDROOM 1

15'10 x 10' (4.83m x 3.05m)

PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

11' x 10' (3.35m x 3.05m)

PVCu sealed unit double glazed window and radiator.

##### BATHROOM

7'6 x 6'7 (2.29m x 2.01m)

Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

#### OUTSIDE

To the front of the property is a gravelled garden with hedged boundary, whilst at the rear is a very good sized garden with mature planting.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### 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 B.

#### VIEWING

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

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the 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.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

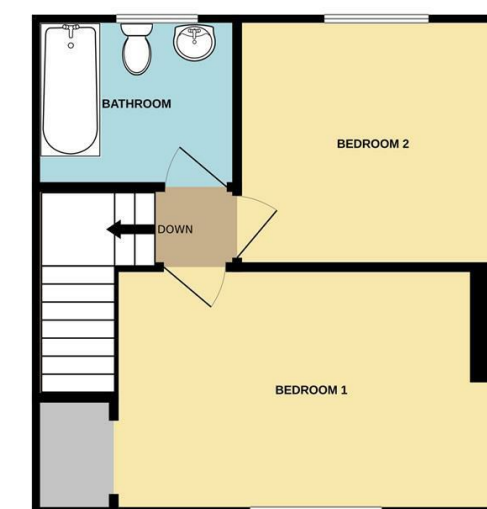
#### EPC RATING

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

GROUND FLOOR



1ST FLOOR



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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