



QUICK & CLARKE
The Property Specialists

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The Paddock Cherry Burton Road, Bishop Burton HU17 8JZ
Guide Price £650,000

- Superb 1/2 acre plot
- Fabulous elevated position
- Skirting sought after village
- Close to Beverley
- Characterful well-proportioned house
- Single garage and parking
- Council tax band awaited
- EPC rating E

A very characterful and interesting house situated on a superb half an acre plot and skirting one of the areas most sought after villages. Situated in an elevated position and lying close to Beverley, such properties are rarely offered on the open market. Perhaps requiring some modernisation and offering huge potential, viewing is highly recommended.

LOCATION

The property is in a superb location in an elevated position which, from the rear, looks down over part of Bishop Burton village. Situated on the outskirts of the village and lying between the village and Beverley, such large plots are fairly rare. Bishop Burton is a former Estate village in a well-known and highly regarded picturesque setting with open countryside surround. The village offers an attractive pond, well renowned public house and general store and is also served by the historic market town of Beverley which has previously been voted the most affordable affluent town in the country.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

11'3 x 3'10 (3.43m x 1.17m)

Accessed through an attractive solid oak door, the entrance hall opens up into an inner hallway with stairs to the first floor accommodation. Adjacent to the front door is a small study area with window to the front elevation. The inner hallway gives access to the major reception rooms.

LIVING ROOM

18'10 x 11'4 (5.74m x 3.45m)

A very interesting shaped room with a triple aspect having a large south facing walk-in bay to the side elevation (14'10 x 6'6) and further windows to both front and rear. The focal point of the room is an open grate fire with timber surround.

DINING ROOM

11' x 9'8 (3.35m x 2.95m)

With bay window overlooking the rear garden and open grate fire with period surround set in a brick fireplace.

BREAKFAST KITCHEN

16'7 x 16'2 max (5.05m x 4.93m max)

With a range of wall and base storage units with oak fronts, ceramic tiled splashbacks and laminate worksurfaces. Four ring Neff electric hob with extractor over set in painted brick fireplace and integrated oven. Cupboard under the stairs which is used as a larder and porcelain tiled floor. Windows to both front and rear aspects and oak door providing access onto the driveway.

UTILITY ROOM

8'7 x 5'9 (2.62m x 1.75m)

Originally housing a WC, the utility room now has space and plumbing for washing machine and freezer. Tiled floor, window and farmhouse door opening into the sun room.

SUN ROOM

10'9 x 8'6 (3.28m x 2.59m)

Yorkstone floor and patio doors opening out onto the rear garden. Further large window to the side elevation.

FIRST FLOOR LANDING

Airing cupboard housing the hot water tank, window to the front elevation.

BEDROOM 1

16'6 x 12'5 (5.03m x 3.78m)

A dual aspect room with windows to both front and rear elevation. Fitted wardrobes with matching dressing table and door through to en-suite bathroom.

EN-SUITE BATHROOM

10' x 5'9 (3.05m x 1.75m)

Three piece sanitary suite comprising pedestal wash basin, low level WC and panelled bath. Porcelain tiled floor and window to the rear elevation.

BEDROOM 2

19' x 11'10 (5.79m x 3.61m)

A dual aspect room with built-in wardrobes.

BEDROOM 3

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

Currently used as a dressing room with a range of built-in wardrobes and window to the rear elevation.

BATHROOM

8'2 x 4'10 (2.49m x 1.47m)

Two piece sanitary suite comprising panelled bath and pedestal wash basin. Tiled walls and floor, window to the rear elevation.

SEPARATE WC

Low level WC and window to the front elevation.

OUTSIDE

A key feature of the property is the extensive and attractive grounds. The property is set slightly back on the plot with a large area of lawn to the front. A gravelled driveway leads up to the front of the property and provides ample parking for several cars. There are a number of attractive established trees which provide for an aesthetic frontage.

The rear garden is westerly facing and skirts open fields. With a patio area adjacent to the rear of the property, there are a number of ornamental shrubs and trees. To the north side of the property is a recently replaced oil tank and a shed for storage, and to the south a further seating area skirting a neighbouring paddock.

GARAGE

12'1 x 18' (3.68m x 5.49m)

A single garage with electric roller shutter door, side courtesy door and window.

SERVICES

Mains water and electric are available or connected to the property. Drainage is by way of a septic tank (untested).

CENTRAL HEATING

The property benefits from an oil 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).

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



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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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.