



**15 Elm Drive, Cherry Burton HU17 7RJ**  
**Offers in the region of £250,000**

- Larger than many 4 bed detached houses
- Over 1,200 square feet
- 2 large reception rooms
- Kitchen, utility and cloakroom
- 3 good size bedrooms
- Modern shower room
- Ample off-street car parking
- Southerly facing garden
- Excellent village amenities
- EPC Rating: D; Council Tax Band: C

An extremely spacious and very well presented three bedroom semi-detached house which, at over 1,200 square feet, is larger than many modern four bedroom detached houses. The very generous accommodation offers entrance hall with cloakroom along with living room, dining room, kitchen and utility at ground floor, whilst at first floor there are three good size bedrooms and a modern family shower room. The house stands in the heart of this extremely popular residential village which offers shop and Post Office facility, along with a very highly regarded primary school. The property is also further enhanced by its delightful South facing garden and ample off-street car parking. This really is a super opportunity to acquire an outstanding family home in a wonderful village location

## 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

Return staircase to first floor, understairs storage cupboard, PVCu sealed unit double glazed door and radiator.

#### CLOAKROOM

Low level w.c. and wash hand basin, tiled walls and PVCu sealed unit double glazed window.

#### LIVING ROOM

18'10" x 11'2" (5.74m x 3.40m)  
Polished stone fireplace with electric fire fitted, French doors to dining room, PVCu sealed unit double glazed window and radiator.

#### DINING ROOM

17' x 9' (5.18m x 2.74m)  
PVCu sealed unit double glazed window and radiator.

#### KITCHEN

14'8" x 9'1" (4.47m x 2.77m)  
White gloss base and eye level units with roll edge work surfaces incorporating electric oven and hob, one and a half bowl single drainer sink unit, integrated under counter dishwasher, integrated under counter fridge, wall mounted gas fired central heating combi-boiler, PVCu sealed unit double glazed window and radiator.

#### UTILITY ROOM

9'1" x 4'10" (2.77m x 1.47m)  
Fitted worktop, plumbing for automatic washing machine and door to rear garden.

### FIRST FLOOR

#### LANDING

Walk-in storage cupboard and PVCu sealed unit double glazed window. Access via drop down ladder to fully boarded loft space with electric light fitted.

#### BEDROOM 1

14' x 11'9" (4.27m x 3.58m)  
Range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

#### BEDROOM 2

10'8" x 9'8" (3.25m x 2.95m)  
PVCu sealed unit double glazed window and radiator.

#### BEDROOM 3

9'7" x 7'6" (2.92m x 2.29m)  
PVCu sealed unit double glazed window and radiator.

#### SHOWER ROOM

6' x 6' (1.83m x 1.83m)  
Shower with glazed screen, wash basin and low level w.c., tiled walls, PVCu sealed unit double glazed window and radiator.

### OUTSIDE

To the front of the property is a good size lawned garden with flower beds and a substantial side brick sett driveway offers excellent off-street car parking facility.

The rear garden backs onto the Village Green and benefits from a Southerly aspect and is laid mainly to lawn with flower beds.

### GARAGE

The property benefits from a single brick and mineral felt garage with up-and-over door having light and power laid on.

### AGENT'S NOTE

The vendor advises that the property benefits from outside security lights and a working, annually serviced alarm system.

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system. We are advised by the vendor that the Worcester Bosch combi-boiler was only installed in 2021.

### DOUBLE GLAZING

The property benefits from PVCu 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](mailto:beverley@qandc.net)

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 is given as to their operability or efficiency can be given. Made with Metropix C0204