



58 The Meadows, Cherry Burton HU17 7SD
£295,000

- Detached three bedroom house
- Over 1,000 square feet
- Spacious L-shaped living room
- Separate dining room
- Extremely popular village
- Well regarded primary school
- Shop and public house
- Beautifully manicured gardens
- Good access to Beverley
- EPC Rating: D; Council Tax Band: D

A beautifully presented, three bedroom detached house standing on a lovely plot with particularly well manicured gardens and positioned within the heart of this extremely popular residential village.

The property extends to in excess of 1,000 square feet, having spacious L-shaped living room with dining area at ground floor along with kitchen and separate dining room, whilst at first floor there are two double bedrooms, a single bedroom and a well appointed bathroom with separate shower.

Cherry Burton is extremely popular due to the quality of its primary school and facilities that it has to offer including local shop, public house and recreation amenities.

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 and radiator.

CLOAKROOM

Vanity wash basin with fitted cupboards, low level w.c., half tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

LIVING ROOM

17'9" x 10'9" (5.41m x 3.28m)
Timber feature fireplace with cast iron inset and living flame gas fire, PVCu sealed unit double glazed window and radiator. Open to:

DINING AREA

10'3" x 8'8" (3.12m x 2.64m)
PVCu sealed unit double glazed window and radiator.

DINING ROOM

10'9" x 10'7" (3.28m x 3.23m)
PVCu sealed unit double glazed patio doors to garden and radiator.

KITCHEN

10'7" x 9'8" (3.23m x 2.95m)
An extensive range of cream base and eye level units with roll edge work surfaces incorporating a gas hob with extractor canopy overhead, built-in electric oven and microwave, single drainer sink unit, tile effect flooring, PVCu sealed unit double glazed window overlooking rear garden and door to outside.

FIRST FLOOR

LANDING

Built-in cupboard housing gas fired central heating boiler.

BEDROOM 1

13' x 10'9" (3.96m x 3.28m)
An excellent range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'9" x 10' (3.28m x 3.05m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

7' x 6'8" (2.13m x 2.03m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

9'8" x 5'4" (2.95m x 1.63m)
Panelled bath with shower in separate quadrant cubicle, wash basin and low level w.c., sealed unit double glazed skylight, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property stands on a very well presented plot having open plan lawned gardens with flower beds and a brick sett driveway.

To the rear of the property is a paved terrace seating area along with lawned garden and flower beds.

GARAGE

17' x 9" (5.18m x 2.74m)
Up-and-over door, PVCu sealed unit double glazed window and personal access door, light and power laid on.

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 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

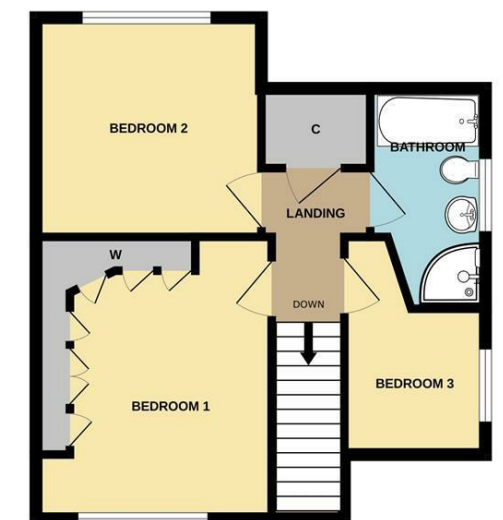
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GROUND FLOOR



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 to their operability or efficiency can be given.
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