



QUICK & CLARKE
The Property Specialists

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3 Cold Harbour View, Bishop Burton HU17 8QJ
£475,000

- Deceptively large family house
- Four/five bedrooms, three bathrooms, three reception rooms
- Sought after conservation village
- Open plan dining kitchen with part vaulted ceiling
- Southerly facing garden
- Cul-de-sac location
- Slightly elevated position
- Solar Panels - owned not leased; on Feed In Tarrif
- EPC Rating: C
- Council Tax Band: E

Nestled in the heart of the sought after village of Bishop Burton, this characterful family home offers the perfect blend of modern comfort and traditional charm. The property boasts spacious and versatile living areas, ideal for entertaining and family life.

The open plan dining kitchen is a highlight featuring a beautifully specified kitchen with granite work surfaces opening into a fabulous room with vaulted ceilings, overhead skylights and access to the Southerly facing garden. Three well appointed bathrooms provide convenience for all. Upstairs you will find generously sized bedrooms including a principal suite with large en-suite shower room.

Outside the Southerly facing garden provides a tranquil outdoor space with a purpose-built studio to one corner. The cul-de-sac location offers a peaceful and family friendly environment and there is a driveway, parking and garage.

LOCATION

The property is located on the cul-de-sac forming Cold Harbour View which is accessed off Joby Lane via Puddingate and in the centre of this beautiful village. The entrance of Cold Harbour View lies opposite Church Lane, which leads down to Bishop Burton's All Saints Church.

Bishop Burton is a former Estate village in a well-known and highly regarded picturesque setting arranged around a shallow dale. 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

Timber front door with glass panel, quarry tile floor and stairs to the first floor accommodation. Doors lead through to both the living room and sitting room.

LIVING/DINING ROOM

16'11" x 15'10" (5.16m x 4.83m)

A most attractive room with windows to both front and rear aspects, a wood burning stove sits in the corner of the room with further decorative fireplace having cupboards either side, beams to ceiling and further storage cupboard under the stairs.

SITTING ROOM

16'10" x 10'4" (5.13m x 3.15m)

Wood burning stove set on a stone hearth with brick surround, windows to front and rear aspects and door opening onto the rear garden.

KITCHEN

14'3" x 8'11" (4.34m x 2.72m)

An attractive and bespoke kitchen having oak wall and base storage units with granite work surfaces and matching breakfast bar, Travertine tile splashbacks, five ring electric hob with contemporary stainless steel extractor over, integrated Neff microwave and oven, integrated grill, space for fridge freezer, stainless steel one and a half bowl sink and drainer and window to the front elevation. The kitchen opens through into the breakfast room.

BREAKFAST ROOM

12'10" x 10'6" (3.91m x 3.20m)

A fabulous extension to the original house with vaulted ceiling and six skylights, a continuation of the Travertine flooring and windows to two aspects providing superb views over the Southerly facing garden. The rear feature window is a Gothic arch and there is a door opening onto the patio area.

LOBBY

Integral door through to the garage, door opening onto the side of the property and a storage cupboard.

UTILITY ROOM

9' x 6' (2.74m x 1.83m)

Wall and base storage units, laminate work surfaces, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, window to the rear elevation and Travertine tile floor.

CLOAKROOM

Two piece sanitary suite comprising wall hung hand wash basin and back to the unit w.c., window to the rear elevation and Travertine tile floor.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

15'6" x 8'10" (4.72m x 2.69m)

Windows to both front and rear elevations and door leading through to en-suite shower room.

EN-SUITE SHOWER ROOM

14'4" x 9'11" (4.37m x 3.02m)

A large en-suite shower room with a three piece sanitary suite comprising back to the unit w.c., tiled shower enclosure and contemporary vanity hand wash basin, built-in cupboards in alcoves, skylight and beams to ceilings.

BEDROOM 2

10'4" x 8'7" (3.15m x 2.62m)

Built-in cupboards and window to the front elevation.

BEDROOM 3

12'3" x 10' (3.73m x 3.05m)

Window to the front elevation and a built-in cupboard.

BATHROOM

8'2" x 7'7" (2.49m x 2.31m)

Four piece sanitary suite comprising pedestal hand wash basin, shower cubicle, panelled bath and low level w.c., partially tiled walls, window to the rear elevation and heated towel rail.

SECOND FLOOR

LANDING

BEDROOM 4/STUDY

13'8" x 8'6" (4.17m x 2.59m)

A very characterful room with two Velux windows to the rear elevation and wooden floor. A door leads through into the en-suite.

EN-SUITE

Contemporary back to the unit w.c. and wash hand basin built into vanity unit.

BEDROOM 5

8'6" x 8'5" (2.59m x 2.57m)

Velux window to the rear elevation.

OUTSIDE

The front of the property is very much in keeping with this Conservation village. With a number of vegetable boxes, there is a pathway leading to the front door and to one side a drive which provides ample parking for two cars and leads up to the garage.

GARAGE

An integral garage with double doors onto the drive and an internal courtesy door through into the lobby.

REAR GARDEN

The rear garden is Southerly facing with a wide patio area adjacent to the rear of the house. Steps leads up to an area of lawn which is surrounded by well stocked flower beds and a further seating area that surrounds the summerhouse. The purpose built studio is supplied with light and power, insulated and fully plasterboarded with a lino floor and shelving and also features a Smart electric heater.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system via a condensing gas boiler (fitted and flushed in 2023) with Google Nest Smart Thermostat and TRVs throughout, and PV solar panels.

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).



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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