

**Linton Garth Cherry Burton Beverley HU17 7RN**

Guide Price £315,000

3 1 3



REFERENCE BA0665 A beautifully presented 1950's extended semi detached home situated in this very pleasant close and within immediate walking distance to Main Street. Continuously improved by my client who has owned the house since 1988 and sited on a generous West facing plot this home presents well proportioned, light and airy living accommodation throughout. The ground floor comprises a comfortable lounge giving access to a generously sized conservatory, Live in Kitchen dining room, study and utility/cloakroom. The first floor offers three double bedrooms and a dressing room/nursery to the main bedroom, and a four piece family bathroom. There is parking for three vehicles and the rear garden is of a West aspect and is well landscaped and has the benefit of a sizeable outbuilding that could have a variety of uses from a home office, Gym, or studio

- Lounge
- Study
- Utility/Cloakroom
- Four piece Bathroom Suite
- West Facing Rear Garden/ Home Office
- Live In Kitchen Dining Room
- Sizeable Conservatory
- Three Double Bedrooms
- Gas CH/ Double Glazing
- Parking

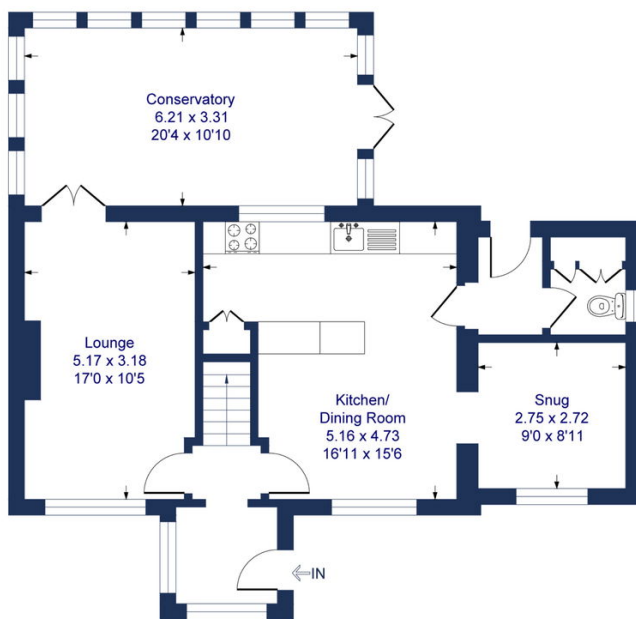


### 2 Linton Garth, Cherry Burton, HU17

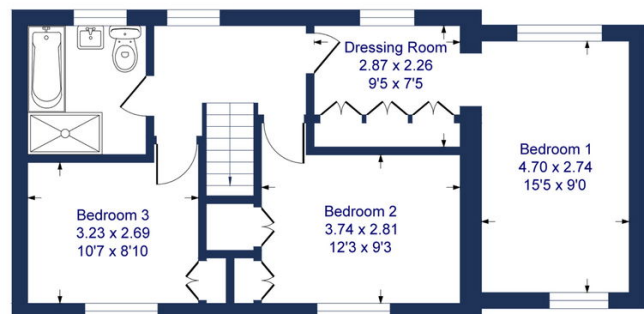
Approximate Gross Internal Floor Area = 138.9 sq m / 1496 sq ft

Outbuilding Area = 13.4 sq m / 145 sq ft

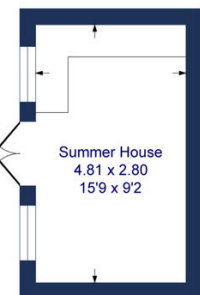
Total Area = 152.4 sq m / 1641 sq ft



**Ground Floor**



**First Floor**



**Outbuilding**

Illustration for identification purposes only, measurements are approximate, not to scale.