BEN APPELLA



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The Meadows, Cherry Burton, Beverley, HU17 7SD

Guide Price £375.000













REFERENCE BA0665

This particular property is situated in a very popular and highly desirable road within the village and occupies a deceptively spacious plot. Typical of its era, rooms are very well proportioned and benefit from a high level of natural light. The accommodation, especially to the ground floor, offers great flexibility in how the rooms could be used and there may also be scope to remodel the internal accommodation is so required and subject to building regulation approval. Overall the property presents well and although a certain level of upgrading may be required there is a great opportunity to create a fantastic and contemporary styled home in this very well served and sought after village.

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- · Well proportioned Lounge
- · Kitchen/Breakfast Room
- · Ground Floor Shower Room
- Bathroom
- · Good Sized Private Rear Garden

- · Dining Room/Study
- · Utility Room
- · Three/ Four Bedrooms
- Oil Fired CH/ Double Glazing
- Double Garage/ Driveway Parking

108 The Meadows HU17 exp Approximate Gross Internal Floor Area = 137.2 sq m / 1477 sq ft Garage Area = 23.6 sq m / 254 sq ft Kitchen/ Total Area = 160.8 sq m / 1731 sq ft Breakfast Room 3.60 x 2.76 11'10 x 9'1 Dining/ Bedroom Lounge 5.16 x 3.92 16'11 x 12'10 Bedroom Sitting Room 3.60 x 2.70 4.27 x 3.67 4.41 x 4.25 14'6 x 13'11 11'10 x 8'10 Utility 1.79 x 1.50 5'10 x 4'11 3.73 x 3.05 12'3 x 10'0 Double Garage **First Floor** 5.96 x 4.56 19'7 x 15'0 Study 2.82 x 1.82 9'3 x 6'0 **Ground Floor**

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