

Total area: approx. 113.3 sq. metres (1219.1 sq. feet)

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

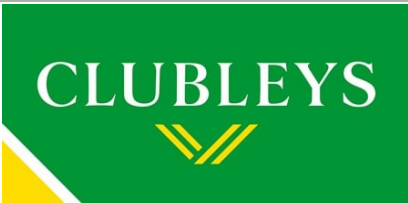
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

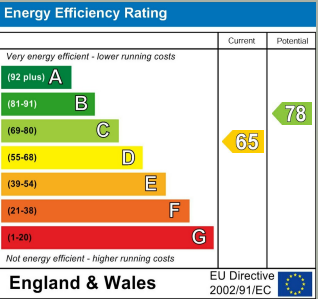
**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

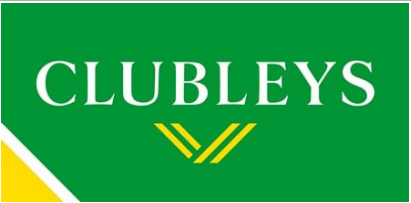


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



2, Bishop Burton Road,  
Cherry Burton, HU17 7RW  
£375,000



Immaculate inside and out and offered with no onward chain, this beautifully maintained three-bedroom detached bungalow is set in the heart of a lovely village and offers spacious, well-presented accommodation throughout. A generous block-paved driveway and detached double garage provide excellent parking, while the pristine gardens to both front and rear reflect the same high standards found inside. The property opens into a welcoming entrance hall, leading to a 24ft sitting room with double doors to a bright conservatory overlooking the rear garden. There's a modern fitted kitchen diner, rear entrance porch, three bedrooms, and a stylish shower room with fitted storage. The rear garden is a peaceful haven with a central lawn, gravelled seating area, neat block paving, and well-established planting enclosed by hedge and wall boundaries. This is a truly move-in-ready home in a sought-after central village location.  
Tenure: Freehold. East Riding of Yorkshire Council BAND: E.

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### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Front entrance door, ceiling coving, radiator, access to roof space.

#### SITTING ROOM

7.53m x 3.63m (24'8" x 11'10")

Electric fire set on marble effect hearth, surround and mantle, double doors leading to conservatory, double doors leading to hallway, two radiators, ceiling coving, wall light points.

#### CONSERVATORY

1.87m x 3.63m (6'1" x 11'10")

PVC windows, tiled floor, rear entrance door.

#### KITCHEN

5.21m x 2.81m (17'1" x 9'2")

The kitchen is fitted with a range of wall and base units, incorporating work surfaces and a single drainer sink unit. Integrated appliances include a gas hob, fridge, freezer, and washing machine. Clever storage solutions such as fitted cupboards, pull-out baskets, and magic corner cupboards maximise functionality. The room features underfloor heating, a tiled floor, and partially tiled walls. Recessed ceiling lights, and a cupboard houses the gas-fired central heating boiler.

#### PORCH

Side entrance door, tiled floor.

#### BEDROOM ONE

3.47m x 3.63m (11'4" x 11'10" )

Fitted wardrobes to one wall, radiator, ceiling coving.

#### BEDROOM TWO

3.63m x 3.63m (11'10" x 11'10" )

Decorative fire surround, radiator, ceiling coving.

#### BEDROOM THREE

3.47m x 2.39m (11'4" x 7'10")

Radiator, ceiling coving.

#### SHOWER ROOM

Three piece white suite comprising step in shower cubicle, wash hand basin and low flush WC set on vanity unit, recessed ceiling lights, radiator, partially tiled walls, tiled floor.

#### GARAGE

Electric roller door, power and light.

### OUTSIDE

The rear garden is a peaceful haven, featuring a central lawn, gravelled seating area, neat block paving, and well-established planting, all enclosed by hedge and wall boundaries. The front garden is laid to lawn with a central path, while a generous block-paved driveway to the side leads to a detached double garage, providing excellent parking.

### ADDITIONAL INFORMATION

#### SERVICES

Mains gas, electricity, drainage and water.

#### APPLIANCES

No appliances have been tested by the Agent.

