



**QUICK&CLARKE**  
The Property Specialists

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**91 The Meadows, Cherry Burton, Beverley HU17 7RL**  
**£380,000**

- 4 bedrooms/2 reception rooms
- Generous Southerly facing garden
- Off-street parking & garage
- Attractively presented throughout
- Local village services + primary school
- EPC Rating: Awaited
- Council Tax Band: D

A very well presented and attractively laid out family house offering four good sized bedrooms and two reception rooms. Situated on the highly regarded Meadows on the South side of Cherry Burton, the property is well positioned on a Southerly facing plot to the rear. Having off-street parking and garage, viewing is highly recommended.

#### LOCATION

The property is located on The Meadows, an attractive crescent which runs on the South side of Cherry Burton between Main Street and Bishop Burton Road.

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 COMPRISSES

##### GROUND FLOOR

###### ENTRANCE HALL

10'5" x 7'5" (3.18m x 2.26m)

Composite front door with glass panels, sliding glass panelled doors into the dining room and stairs to the first floor accommodation.

###### LIVING ROOM

19'11" x 10'10" (6.07m x 3.30m)

Situated to the rear of the property and dual aspect having two sets of sliding patio doors, one opening onto the sun terrace and one opening into the conservatory.

###### DINING ROOM

10' x 9' (3.05m x 2.74m)

Large archway from the living room and window to the side elevation.

##### CONSERVATORY

12'1" x 11'6" (3.68m x 3.51m)

Door onto the garden and radiator.

##### BREAKFAST KITCHEN

14'7" x 9'11" reducing to 7'5" (4.45m x 3.02m reducing to 2.26m)

Offering a range of wall and base storage units having white fronts and laminate work surfaces with ceramic tile splashbacks, slide-out space for oven and hob, stainless steel sink and drainer, and window to the front elevation.

##### UTILITY ROOM

7'6" x 4'11" (2.29m x 1.50m)

Space and plumbing for washing machine, floor mounted oil fired boiler, work surface, composite door opening onto the side of the property and sliding door into cloaks.

##### CLOAKROOM

4'11" x 2'5" (1.50m x 0.74m)

Corner hand wash basin, low level w.c. and window to the front elevation.

##### FIRST FLOOR

###### LANDING

Airing cupboard.

###### BEDROOM 1

15'7" x 9'11" (4.75m x 3.02m)

An extensive range of fitted wardrobes and window overlooking the rear garden.

###### BEDROOM 2

11'7" x 9'7" (3.53m x 2.92m)

Fitted wardrobe with matching drawer unit and window to the rear elevation.

###### BEDROOM 3

10'1" x 9'7" (3.07m x 2.92m)

Fitted wardrobe and window to the side elevation..

###### BEDROOM 4

10'1" x 6'11" (3.07m x 2.11m)

Built-in wardrobe and window to the front elevation.

###### BATHROOM

7'6" x 5'10" (2.29m x 1.78m)

Four piece sanitary suite comprising pedestal hand wash basin, close coupled w.c., corner shower enclosure, panelled bath, tiled walls, window to the side elevation and heated towel rail.

##### OUTSIDE

The property is approached over a driveway which leads to both a covered carport and also the single garage. To one side is a well tended garden which is bordered by a picket fence to the front.

The rear garden is Southerly facing and of a good size for a property of this type. With a South facing sun terrace situated adjacent to the living room, this and the garden enjoy a good level of privacy.

The garden is well tended with a central lawn and wide, well stocked flower borders. Access can be gained via a timber gate from the carport directly into the garden and there is a shed for storage.

##### GARAGE

18' x 9'3" (5.49m x 2.82m)

Up-and-over door, and supplied with light and power.

##### SERVICES

Mains water, electricity and drainage are available or connected to the property.

##### CENTRAL HEATING

The property benefits from an oil fired central heating system.

##### 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).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

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 and rooms are approximate and not exact. There may be some minor inaccuracy or omission, without notice 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 condition or working order can be given. Made with Metropix ©2023