

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*106 The Meadows, Cherry Burton, East Yorkshire, HU17 7SD*

- 📍 Detached Bungalow
- 📍 Ready to Personalise
- 📍 Extensive Private Garden
- 📍 Council Tax Band = D
- 📍 Two Double Bedrooms
- 📍 Large Parking & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£360,000**

## INTRODUCTION

This generously proportioned detached bungalow occupies a substantial plot, offering an excellent combination of space, privacy, and potential. The well-presented accommodation is ready for immediate occupancy but also provides a fantastic opportunity for cosmetic updates to create a truly bespoke home. The layout is both practical and comfortable, starting with a useful entrance porch and a spacious hallway with excellent storage. A large lounge/diner serves as the heart of the home, while the breakfast kitchen, utility room, and a convenient cloaks/W.C. add to the property's functionality.

The bungalow provides two sizable double bedrooms and a modern shower room. Outside, a lawned garden sits at the front, and a driveway offers extensive parking, leading to a large garage with an automated door. The expansive rear garden is a standout feature, providing a high degree of privacy. It is predominantly laid to lawn with a mix of patio areas, mature shrubs, trees, and hedging along the perimeter, creating a peaceful and secluded outdoor haven.

Offered with no onward chain, this home provides a straightforward and appealing buying opportunity.

## LOCATION

Located on The Meadows, this property is situated in the highly desirable and picturesque village of Cherry Burton. The village is known for its strong community feel and offers a range of amenities within walking distance, including a local primary school, a popular pub, and a village hall. The Sportsfield, located on The Meadows, provides excellent recreational facilities with tennis courts, football pitches, and a multi-use games area.

Cherry Burton is ideally positioned for commuters and those who enjoy the countryside. It is just three miles from the market town of Beverley, a short drive that provides access to a wider range of shops, restaurants, and entertainment. The village also has a local bus service, and convenient road links allow for easy access to nearby towns and the wider region.

The property falls within the catchment area for Cherry Burton Primary School and offers access to highly regarded secondary schools in Beverley and surrounding areas. This location provides the perfect balance of peaceful village life with the convenience of a vibrant market town just minutes away.

## ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

### ENTRANCE PORCH

With door to:

### ENTRANCE HALL

With coat cupboard and excellent storage facilities.

## LOUNGE/DINER

Situated to the rear of the property with windows overlooking the rear garden and door leading out. There is a feature fire surround with electric fire.



## *DINING AREA*



## *BREAKFAST KITCHEN*

Having a range of modern base and wall units with laminate worktops, sink and drainer with mixer tap, double oven, four ring hob with filter hood above. There is plumbing for a dishwasher and space for fridge/freezer. Ample space for a dining table and chairs.



## *UTILITY ROOM*

With fitted units, plumbing for washing machine, space for dryer and external access door to side. Internal access door to double garage.

## *CLOAKS/W. C.*

With low flush W.C. and wash hand basin.

## BEDROOM 1

With built in wardrobes and window to rear.



## BEDROOM 2

With built in wardrobes and window to front.



## SHOWER ROOM

With modern suite comprising a walk in shower with Aqualisa digital shower, fitted cabinet with low flush W.C. and wash hand basin. Tiling to walls, inset spot lights and window to side.



## OUTSIDE

a lawned garden extends to the front, and a driveway offers extensive parking, leading to a large garage with an automated door. The expansive rear garden is a standout feature, providing a high degree of privacy. It is predominantly laid to lawn with a mix of patio areas, mature shrubs, trees, and hedging along the perimeter, creating a peaceful and secluded outdoor haven.



## REAR VIEW



## CENTRAL HEATING

Gas fired central heating boiler to radiators.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

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. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

## *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.

## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





