



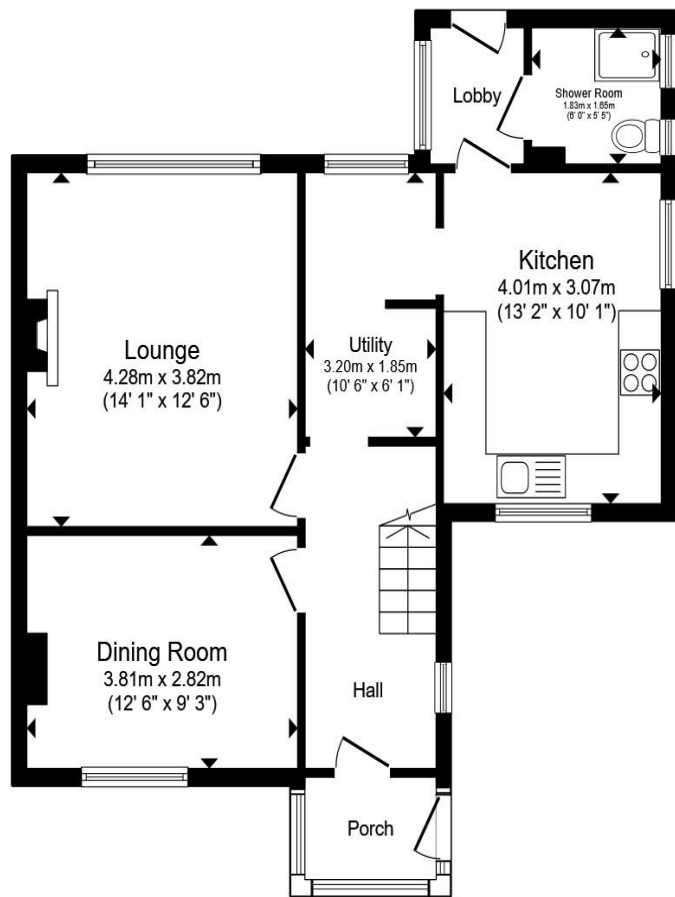
Linton Garth, Cherry Burton, Beverley, HU17 7RN

Welcome to

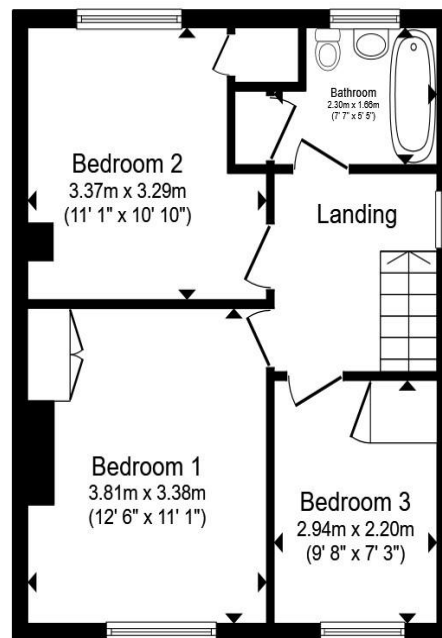
Linton Garth, Cherry Burton, Beverley

A beautifully reconfigured three-bedroom family home in the heart of this highly sought-after village, offering spacious and versatile accommodation.





Ground Floor



First Floor

Total floor area 101.5 m² (1,092 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Accommodation

The accommodation begins with an entrance porch leading into a welcoming entrance hall. To the front of the property is a comfortable lounge, while to the rear a spacious dining room enjoys attractive views over the private garden, creating an ideal space for entertaining and family meals.

The modern fitted kitchen offers an excellent range of contemporary units and work surfaces, complemented by a practical utility room. A rear lobby provides additional access to the garden, while a stylish ground floor shower room adds further convenience.

To the first floor are three well-proportioned double bedrooms, all offering excellent space for family living, together with a well-appointed family bathroom.

Externally, the property stands within very generous private gardens, providing plenty of space for children to play, outdoor entertaining or keen gardeners to enjoy. A private driveway offers ample off-street parking and leads to the large garage, making this an ideal home for growing families.

Entrance Porch

Entrance Hall

Lounge

Dining Room

Utility Room

Kitchen

Rear Lobby

Ground Floor Shower Room

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Linton Garth, Cherry Burton Beverley

- Reconfigured three-bedroom family home in a highly sought-after village
- Spacious and versatile accommodation, ready to move straight into
- Three double bedrooms and two bath/shower rooms
- Generous private gardens, ample driveway parking and a large garage
- Central village location close to the popular pub, village shop and pond

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107822



Property Ref:
BEV107822 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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