

**staniford**  
grays



57 Main Street, Cherry Burton, Beverley, HU17 7RF

£199,950





# 57 Main Street

Beverley, HU17 7RF

- CHARMING CHARACTER COTTAGE
- IDYLIC POND VIEWS
- COURTYARD GARDEN
- PLEASANT STREET SCENE
- ON STREET PARKING
- CENTRAL CHERRY BURTON SETTING
- TWO GENEROUS BEDROOMS
- RARE OPPORTUNITY
- NO ONWARD CHAIN

OCCUPYING A MID TERRACE POSITION FORMING A ROW OF ATTRACTIVELY STYLED CHARACTER COTTAGES IN A CENTRAL CHERRY BURTON VILLAGE LOCATION.

Overlooking the iconic pond in the heart of the village in proximity to all the village services and amenities.

The property offers a ready to move in home (no onward chain) with the benefit of traditional finishes and a further opportunity to enhance and improve.

Externally a low maintenance and private rear courtyard with good levels of privacy is offered.

The Living space to the ground floor comprises; Lounge, Dining Kitchen and storage. To the first floor level a landing provides access to Two Bedrooms and a House Bathroom.

Suitable for a range of purchasers including first time buyers, investors and downsizers looking for chocolate box living in this popular village.

Ample on street parking is available with viewing available with immediate effect.

A tenant is currently in situ and can be offered for sale to landlords as a ready made investment opportunity.



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## GROUND FLOOR

**ENTRANCE / RECEPTION LOUNGE** 13'4" x 12'3" (4.08m x 3.74m)  
Accessed via composite style entrance door with glazed insert and fret style window to the main street itself, overlooking the iconic village pond. Laminate to floor coverings, a central focal point provided via gas fire insert with granite hearth and surround, timber roof beam detail, suitably sized to accommodate furniture suite, staircase approach to first floor level. Access through to...

**BREAKFAST KITCHEN** 17'3" x 11'1" (5.26 x 3.38)  
(at longest and widest point)  
With space for dining table to alternate room length. A range of Shaker style fitted wall and base units, four ring gas hob with extractor canopy over, low level oven, inset sink and drainer, space for white goods and plumbing for washing machine, inset spotlights to ceiling, timber roof beam detail, pantry style storage cupboard, laminate to floor coverings, uPVC double glazed window to rear, uPVC double glazed access door leading to patio terrace.

## FIRST FLOOR

**LANDING**  
Giving access to two generously sized bedrooms and bathroom.

**BEDROOM ONE** 11'11" x 11'9" (3.64 x 3.59)  
Of an excellent size, with space for freestanding bedroom furniture, uPVC double glazed window to frontage, loft access point.

**BEDROOM TWO** 9'5" x 10'11" (2.88 x 3.33)  
With uPVC double glazed window to rear, has potential to be used as a good size second bedroom or alternately a dedicated study.

**HOUSE BATHROOM**  
Neutrally appointed with white three piece suite comprising of low flush w.c, panelled bath with mounted tap fittings and showerhead, pedestal basin, tiling to splashbacks and floorcoverings with feature border detailing.



#### **OUTSIDE**

The subject dwelling forms part of a character row of terraced dwellings in an unrivalled central Cherry Burton setting overlooking the village pond. Offering idyllic living for a range of purchaser profiles including first time buyers, downsizers and investors. Pedestrian access is granted via a shared walkway to the rear of the property, with private and enclosed patio terrace, being hard landscaped throughout, boarded fencing to perimeter boundaries, in turn giving access to dedicated shed/storage also, offering low maintenance throughout.

#### **AGENTS NOTE**

The property currently comes with a tenant in occupation, but the property can be made available with vacant possession; equally if an investor requires the tenant to remain in situ this could be a possibility, subject to all parties' agreement.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.  
Website- Stanifords.com Tel: (01482) 631133  
E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

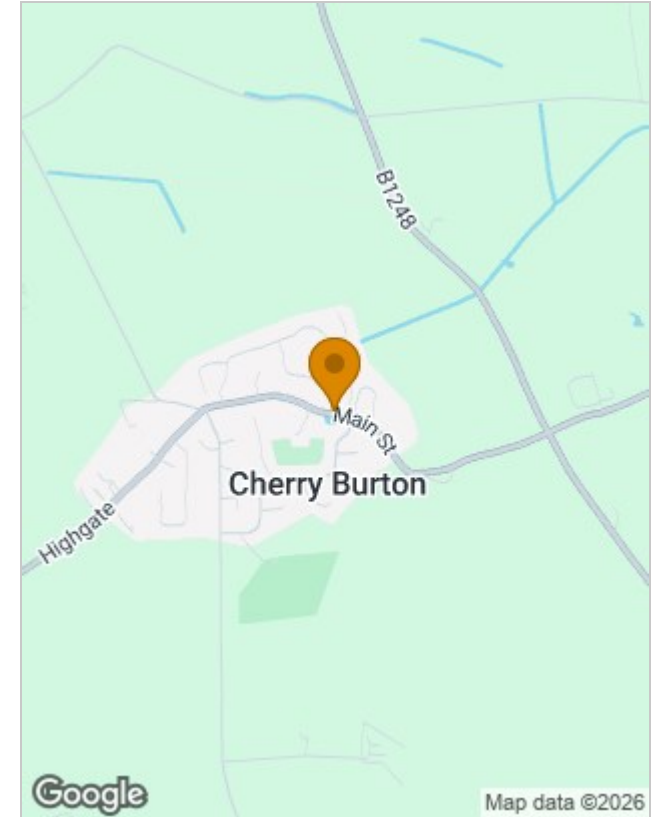
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



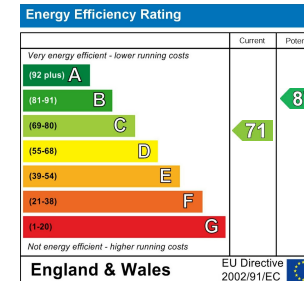
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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