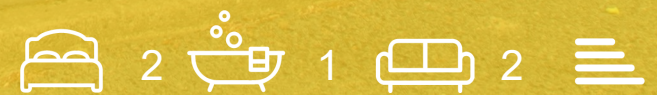


**staniford**  
grays



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

£199,950





# 55 Main Street

Beverley, HU17 7RF

- NO ONWARD CHAIN
- TWO BEDROOMS
- COURTYARD GARDEN
- CHARACTER HOME
- SUITABLE FOR INVESTORS AND FIRST TIME BUYERS
- CENTRAL CHERRY BURTON SETTING
- ON STREET PARKING
- VIEWING ADVISED

CHARACTER OPPORTUNITY IN CENTRAL CHERRY BURTON VILLAGE. INTERNAL PICTURES TO FOLLOW.

Suitable for a range of applicants, 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.

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

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

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

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.



£199,950



## GROUND FLOOR

### ENTRANCE / RECEPTION LOUNGE

10'10" x 12'3" (3.31m x 3.74m)

Accessed via composite glazed entrance door, with fret style uPVC double glazed window to the front facing elevation, laminate to floor coverings, suitably sized to accommodate furniture suite, staircase to first floor level. Providing access through to...

### KITCHEN

14'11" x 11'8" (4.57 x 3.57)

Traditionally styled with fitted wall and base units with contrasting work surfaces over, wall mounted combination boiler, inset sink and drainer, gas hob with extractor canopy over, pantry cupboard, wall light point, laminate to floor coverings, space for breakfast table. A back porch area provides access to the patio terrace beyond.

### GROUND FLOOR W.C

With pedestal wash hand basin, low flush w.c, laminate to floor covering, uPVC privacy window to rear.

## FIRST FLOOR

### LANDING

Giving access to two well proportioned bedrooms and bathroom, loft access point.

### BEDROOM ONE

14'11" x 12'4" (4.55 x 3.78)

With elevated outlook over village pond to the frontage via fret style uPVC double glazed window, of double bedroom proportions with space for freestanding bedroom furniture.

### BEDROOM TWO

11'1" x 6'3" (3.40 x 1.91)

With uPVC fret style window to rear, of a generous size for a second bedroom.

### HOUSE BATHROOM

With three piece white suite comprising of low flush w.c, pedestal wash hand basin, panelled bath with shower fitment and shower screen, tiling to splashback areas.



#### **OUTSIDE**

Being centrally positioned within the character village of Cherry Burton and forming part of a row of traditionally styled cottage dwellings, offering an idyllic street scene with open outlook to the village pond, ample on-street parking available.

Pedestrian access is granted to the rear via a shared access, being hard landscaped throughout with patio terrace extending from the building footprint, boarded fencing to perimeter boundaries.

#### **AGENTS NOTE**

The dwelling comes suitable for first time buyers, downsizers and investors. The property currently has a tenant in situ, which could remain depending on a purchaser's requirements, or alternatively, vacant possession could be available. Viewing available through the sole selling agent Staniford Grays, with no onward chain.

#### **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**

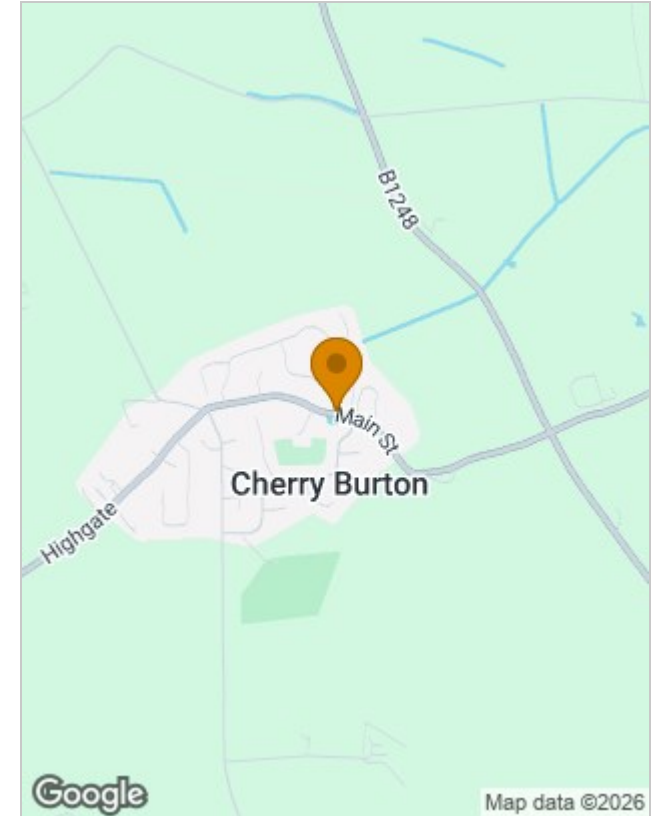
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing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



## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.