Quick & Clarke
PROPERTY SPECIALISTS

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14 Bishop Burton Road, Cherry Burton, Beverley HU17

£365,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain & Vacant possession
- Air Conditioning in Living Room and Master Bedroom
- Westerly facing garden with large patio
- Well proportioned detached house
- Generous master bedroom with en-suite shower room
- Driveway for multiple vehicles
- Garage
- Constructed 2020 by Peter Ward Homes
- Council Tax Band: D
- EPC Rating: B

Constructed in 2020 by Peter Ward Homes, this modern three-bedroom detached property is offered with immediate vacant possession and no onward chain, making it well worth an internal viewing.

Situated in the sought-after village of Cherry Burton, just three miles north-west of Beverley, the home is well-appointed throughout and features a superb layout. The spacious accommodation comprises a generous living room and a large open-plan living/dining kitchen, along with a master bedroom complete with an en-suite. Both the living room and master bedroom further benefit from air conditioning.

Occupying a good-sized plot, the property enjoys a westerly facing, easy-to-maintain rear garden, along with a garage and extensive parking to the front.

LOCATION

The property is situated on the western side of Bishop Burton Road which lies on the south side of Cherry Burton very close to its centre. Situated just 3 miles north west of Beverley Cherry Burton offers peaceful village living with exceptional connectivity. It boasts excellent local amenities including a shop and Post Office, popular public house, vibrant Village Hall and a highly regarded primary school. Alongside this there is immediate access to the countryside, Cherry Burton lying on the rolling Yorkshire Wolds. Ideal for commuters the village allows for an easy 40 minute drive to York via the A1079 whilst swift access to the A164 and A63 provides direct links to the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With modern composite front door with multi-point locking system and obscured glass panels. Window to side elevation. Attractive and contemporary grey plank style flooring and stairs to the first floor accommodation.

LIVING ROOM

17'6" x 13'0" (5.33m x 3.96m)
A very well proportioned living room with walk-in bay window to the front elevation. Wall mounted air conditioning unit and storage cupboard under stairs.

DINING KITCHEN

16'8" x 16'3" (5.08m x 4.95m)
A very well proportioned dining kitchen positioned to the rear of the property and with wide French doors with glass panels either side overlooking the rear garden.

The kitchen offers a generous range of wall and base storage units with grey Shaker style fronts, laminate work surfaces and matching upstands, one and a half bowl stainless steel sink and drainer, stainless steel four ring gas hob with glass splashback and canopy extractor over. Integrated double oven, fridge, freezer and dishwasher.

UTILITY ROOM

5'9" x 5'4" (1.75m x 1.63m)
With base storage units to match those in the kitchen. Space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS CLOAKROOM

With two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin with semi-pedestal. Window to the side elevation.

FIRST FLOOR

LANDING

Generous sized airing cupboard housing the modern gas boiler and shelved out for storage. Access to the loft.

BEDROOM 1

13'1" x 13'1" (3.99m x 3.99m)
Window to front elevation and wall mounted air conditioning unit.

EN-SUITE SHOWER ROOM

8'1" x 5'6" (2.46m x 1.68m)
With a three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin with semi-pedestal and shower enclosure. Fully tiled walls and window to front elevation. Chrome heated towel radiator.

BEDROOM 2

11'1" x 9'5" (3.38m x 2.87m)
Window to rear elevation.

BEDROOM 3

11'1" x 6'7" (3.38m x 2.01m)
Window to rear elevation.

BATHROOM

7'2" x 5'6" (2.18m x 1.68m)
With a three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin with semi-pedestal and panelled bath with shower attachment over and glass screen. Fully tiled walls, chrome heated towel radiator and window to side elevation.

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.

OUTSIDE

The property is set back from the road with attractive wrought iron railings forming the front boundary. The front garden has been largely given over to parking with a brick sett drive which leads up to the garage and with the flower borders being laid under gravel for ease of maintenance.

The rear garden is westerly facing with the patio area positioned directly adjacent to the French doors from the living dining kitchen and with an aspect that will enjoy a great deal of afternoon and evening sun. The patio area encompasses almost a half of the garden with the rest given over to lawn and the garden has a fenced boundary and access to the side from the front of the property. There is also an outside tap at the rear.

GARAGE

Supplied with light and power, up and over door onto the driveway and additional storage in the roof space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas 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.

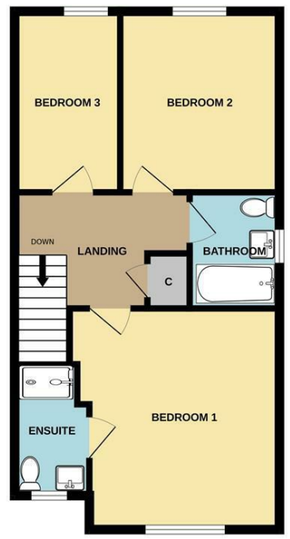
FINANCIAL SERVICES

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 Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 operability or efficiency can be given.
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