



QUICK&CLARKE

The Property Specialists

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86 Canada Drive, Cherry Burton HU17 7RH
£265,000

- Larger than many four bedroom detached houses
- Approximately 1,150 square feet
- 2 large reception rooms
- Kitchen, utility and bathroom to ground floor
- 3 good size bedrooms
- First floor shower room
- Ample off-street parking
- Westerly facing garden
- Detached garage
- EPC Rating: D; Council Tax Band: C

This outstandingly well presented, light and spacious three bedroom semi-detached house offers approximately 1,150 square feet of superb accommodation, and is therefore larger than many four bedroom detached houses.

The extensive accommodation has been enhanced in the past by the provision of a utility room at the rear and a very smart bathroom at ground floor level which complements the first floor shower room.

The house stands in the heart of this extremely popular residential village which offers shop and Post Office facility along with a very highly regarded primary school, and is also further enhanced by its very well proportioned West facing garden with significant off-street car parking and garage.

This is an outstanding opportunity to acquire a wonderful family home in a beautiful, picturesque village location.

LOCATION

Cherry Burton is an appealing village having a strong community spirit, lying on the edge of the very picturesque Yorkshire Wolds. There is a good range of facilities within the village that include public house, excellent primary school, village shop and a range of facilities are available in the market town of Beverley which is some 3 miles away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A light and spacious reception area with return staircase to first floor, understairs storage cupboard, PVCu sealed unit double glazed door and double radiator.

LIVING ROOM

18'5" x 10'6" (5.61m x 3.20m)
Polished stone fireplace with electric fire, French doors to dining room, PVCu sealed unit double glazed window and radiator.

DINING ROOM

11'6" x 10'6" (3.51m x 3.20m)
Built-in corner cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed French doors to rear garden and radiator.

KITCHEN

11' x 9'5" (3.35m x 2.87m)
A lovely modern room with an extensive range of base and eye level units having quartz work surfaces incorporating electric double oven with hob, integrated dishwasher, superb pantry cupboard, integrated sink timber effect flooring, PVCu sealed unit double glazed window and contemporary vertical radiator.

UTILITY ROOM

10'3" x 4' (3.12m x 1.22m)
Fitted storage cupboard, PVCu sealed unit double glazed patio doors to rear garden and timber effect flooring.

BATHROOM

9'6" x 8' (2.90m x 2.44m)
Modern suite comprising bath, vanity wash basin and low level w.c., built-in cupboards, tile effect floor, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

13'2" x 10'9" (4.01m x 3.28m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

13'2" x 9'5" (4.01m x 2.87m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'7" x 9'4" (3.53m x 2.84m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

7'8" x 6' (2.34m x 1.83m)
Shower in quadrant cubicle, wash basin and low level w.c., sealed unit double glazed skylight, tiled walls, timber effect floor and chrome towel radiator.

OUTSIDE

The property stands on a very generously proportioned plot with front lawn having stone paths and substantial concrete side driveway offering excellent off-street car parking facility.

To the rear of the house is a lovely lawned garden with Westerly aspctct having stone paved seating area and hedge boundary.

GARAGE

16'2" x 9'5" (4.93m x 2.87m)
Detached brick and tile single garage with up-and-over door having light and power laid on.

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 PVCu 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



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.

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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