



**Quick & Clarke**  
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**4 Cold Harbour View, Bishop Burton HU17 8QJ**  
**Chain Free £348,000**

- Spacious semi-detached house
- Over 1,100 square feet of living space
- 2 reception rooms plus conservatory
- 3 bedrooms
- Modern kitchen and bathroom
- Very good size plot
- Off-street car parking
- Outstanding picturesque village location
- EPC Rating: C
- Council Tax Band: C

This is an amazing opportunity to acquire a larger than average three bedroomed semi-detached property with extensive grounds. It offers 1,100 square feet of living space and there is room to extend both to the rear and side of the property and into the loft subject to the relevant planning consents/building regulation approval. The house lies in the sought after East Riding picturesque village of Bishop Burton and consists of two reception rooms, kitchen, conservatory, cloakroom & store room/workshop on the ground floor together with three good sized bedrooms and a stunning family bathroom.

The plot is larger than would be expected for a semi-detached property. This is a rare opportunity to acquire a larger than average family home in a quiet and stunning village location.

## LOCATION

Cold Harbour View is accessed off Joby Lane via Puddingate in the centre of this beautiful village. The entrance of Cold Harbour View lies opposite Church Lane, which leads down to Bishop Burton's All Saints Church.

Bishop Burton is a former Estate village in a well-known and highly regarded picturesque setting arranged around a shallow dale. The village offers an attractive pond, well renowned public house and general store and is also served by the historic market town of Beverley which has previously been voted the most affordable affluent town in the country.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

PVCu sealed unit double glazed door and staircase to first floor.

### LIVING ROOM

17' x 10'5" (5.18m x 3.18m)  
Timber fireplace with gas fire fitted, PVCu sealed unit double glazed window, radiator and French doors to conservatory.

### CONSERVATORY

10'5" x 7'7" (3.18m x 2.31m)  
Of PVCu sealed unit double glazed construction with French doors to garden.

### SITTING ROOM

12'3" x 9'5" (3.73m x 2.87m)  
Timber fireplace with open fire, PVCu sealed unit double glazed window and radiator.

### KITCHEN

15'6" x 7' (4.72m x 2.13m)  
Base and eye level units with roll edge work surfaces incorporating a one and a half bowl single drainer sink unit, electric oven and hob, tiled floor, plumbing for automatic washing machine, PVCu sealed unit double glazed window overlooking rear garden and radiator.

### REAR LOBBY

Tiled floor and PVCu sealed unit double glazed door to outside.

### STORE

### CLOAKROOM

Low level w.c. and PVCu sealed unit double glazed window.

### STORE/WORKSHOP

9' x 9' (2.74m x 2.74m)  
PVCu sealed unit double glazed window and radiator.

### FIRST FLOOR

#### LANDING

Built-in cupboard housing gas fired central heating boiler and PVCu sealed unit double glazed window.

#### BEDROOM 1

12'3" x 9'2" (3.73m x 2.79m)  
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

#### BEDROOM 2

10'7" x 8'6" (3.23m x 2.59m)  
Exposed timber floorboards, fitted wardrobe, PVCu sealed unit double glazed window and radiator.

#### BEDROOM 3

9'5" x 7'5" (2.87m x 2.26m)  
Exposed timber floorboards, PVCu sealed unit double glazed window and radiator.

### FAMILY BATHROOM

8' x 7'7" (2.44m x 2.31m)  
Panelled bath with shower in separate cubicle, wash basin and low level w.c., part tiled walls, PVCu sealed unit double glazed window and radiator.

### OUTSIDE

To the front of the property is a lawned garden with Beech hedge boundary and a side gravelled driveway offering excellent off-street car parking facility.

There is a very generous rear garden with lawn and flower beds along with a paved seating area and extremely usable timber summerhouse.

### 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](mailto:beverley@qandc.net)



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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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.