



16 Finkle Street, Bishop Burton HU17 8QP
£270,000

- Premium village location
- Close to village shop
- Attractive elevated position
- Two private car parking spaces
- Westerly facing garden
- No onward chain
- Very high specification
- EPC Rating: C
- Council Tax Band: C

Having undergone a full house refurbishment in 2019, this fabulous village property, along with its neighbouring property (14 Finkle Street sold in 2024) was renovated to a very high specification to be used as an Airbnb. Now offered to the market with the benefit of no onward chain it is sure to impress.

Very well proportioned, and with a fabulous cottage feel, the property is characterful and homely with private parking to the rear and an attractive Westerly facing garden. The master bedroom has a feature roll top bath to one corner and an ensuite shower room attached. Having two further bedrooms, one being a very generously sized double, the property also has a very attractive family shower room.

The ground floor is partially open plan with a modern fitted kitchen opening into a generously sized living room which has the flexibility of accommodating both living and dining room furniture. With the addition of a cloakroom, the property also benefits from a gas central heating system (fitted in 2019) and modern double glazed sash windows.

LOCATION

The property is located on Finkle Street two doors away from the highly regarded and well used village shop and opposite a protected pasture (over which the master bedroom has views). Finkle Street is positioned directly off York Road providing ease of access into Beverley town centre, which lies approximately 3 miles to the East.

Bishop Burton is a former Estate village in a well known and highly regarded picturesque setting with open countryside around. 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 PORCH

5'2" x 3'7" (1.57m x 1.09m)

Modern composite front door with glass panel, windows to both sides and terracotta tile floor covering.

ENTRANCE HALL

16'2" x 5'9" (4.93m x 1.75m)

Further composite front door and carpeted stairs leading to the first floor accommodation with storage cupboard under which has plumbing for a washing machine and electric supply within.

CLOAKROOM

6'10" x 2'8" (2.08m x 0.81m)

Two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin set on a wooden vanity shelf. Window to the side elevation.

LIVING ROOM

19' x 17'8" maximum (5.79m x 5.38m maximum)

A generously sized room positioned to the rear of the property with a continuation of the terracotta tile floor covering, French doors opening onto the rear garden parking spaces and further windows to either side. Of a size that will accommodate both living and dining room furniture, there is an electric fire set in a fireplace to one corner. Open plan into the kitchen.

KITCHEN

12'5" x 11'7" (3.78m x 3.53m)

An extensive range of wall and base storage units with contemporary grey coloured fronts and contrasting quartz work surfaces with matching upstand, inset Belfast sink, electric hob, integrated oven, dishwasher and fridge, large storage cupboard of a size to take a washing machine or fridge/freezer with plumbing, a continuation of the terracotta tile flooring and windows to the front elevation.

FIRST FLOOR

LANDING

Access via heavy duty pull down ladder to loft which is boarded out for storage and also houses the boiler.

BEDROOM 1

17'5" x 9'8" maximum (5.33m x 2.95m maximum)

A generously sized room with three windows to the front elevation overlooking the open pasture to the front and feature roll top bath set into one corner.

EN-SUITE

6'4" reducing to 2'5" x 9'2" (1.93m reducing to 0.74m x 2.79m)

Three piece sanitary suite comprising large walk-in shower enclosure with tiled splashback, vanity hand wash basin set on a wooden vanity shelf matching the one behind the back to the wall w.c. with concealed cistern.

BEDROOM 2

12'6" x 10'8" maximum (3.81m x 3.25m maximum)

Window to the rear elevation.

BEDROOM 3

13' x 6'7" maximum (3.96m x 2.01m maximum)

Window to both rear and side elevations.

SHOWER ROOM

A modern three piece sanitary suite which matches the cloakroom and ensuite. Close coupled wc, counter top handwash basin on wooden vanity shelf and walk in tiled shower enclosure. Heated towel rail.

OUTSIDE

The property has a small area of garden to the front which is open plan onto the pavement which is also elevated from the road. A path to the side of the property provides access through a wrought iron gate to the rear of the house where there are two parking spaces.

Steps lead up past a wildlife pond to a Westerly facing garden which is established with a central lawn and wide and well stocked flower borders. Set well back from the road, the garden is an attractive oasis with a generous range of mature shrubs and trees and backing onto an open field to the rear.

NB: 16 Finkle Street owns all four parking spaces to the rear of the property but currently grants usage to 14 Finkle Street with a right of vehicular and pedestrian access which is currently owned by the Council for accessing from Finkle Street.

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



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 floorplans 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 guidance 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. Made with Metropix 02025