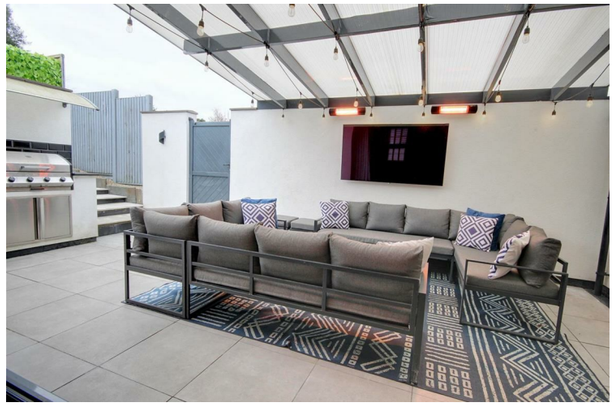

Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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

51 Pudding Gate, Bishop Burton HU17 8QH

Guide Price £599,950

Beverley | Cottingham | Hornsea | Willerby

- Eclectic mix of historic and contemporary
- Over 2,100 square feet
- Light and spacious living space
- Superb outside entertaining areas
- Open plan living space
- Four good size bedrooms
- Picturesque village location
- Great access to Beverley town centre
- Council Tax Band: E
- EPC Rating: C

A quite simply stunning combination of an historic Period property and the most beautifully presented light and spacious contemporary living space. This incredible former Wesleyan Chapel extends to over 2,100 square feet and offers everything that a modern family could wish for from the amazing 34 foot kitchen day room to the wonderfully spacious bedrooms and the amazing outside entertainment space.

In one of the most picturesque East Yorkshire villages with excellent access to the historic market town of Beverley and this makes for one of the most interesting properties available on the market today. A find as rare as this should not be missed.

LOCATION

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

Composite double door and tiled floor.

KITCHEN DAY ROOM

33'10" x 21'9" (10.31m x 6.63m)
Offering a range of white gloss full height units with central island providing work station and breakfast bar incorporating two built-in electric ovens with combination microwave, five ring induction hob, full height fridge and full height freezer along with dishwasher. One and a half bowl sink unit, walk-in pantry and large understairs storage cupboard. Central feature log burner, sealed unit double glazed sash windows to two elevations, French door to outside entertaining space and timber effect flooring with underfloor heating.

LIVING ROOM

18'5" x 14'6" (5.61m x 4.42m)
Feature media wall with fitted cupboards and shelves. Bi-fold doors to outside entertaining space. Sealed unit double glazed sash style windows and timber effect floor with underfloor heating.

UTILITY ROOM

10'4" x 7'6" (3.15m x 2.29m)
White gloss base and eye level units with stone effect work surface incorporating a one and a half bowl single drainer sink unit and plumbing for automatic washing machine. Built-in cloaks cupboard. Door to outside and timber effect floor with underfloor heating.

CLOAKROOM

7'0" x 3'9" (2.13m x 1.14m)
Low level w.c. with concealed cistern and hand wash basin. Sealed unit double glazed sash window. Built-in airing cupboard housing hot water cylinder. Timber effect floor with underfloor heating.

FIRST FLOOR

LANDING

Built-in storage cupboard.

MASTER BEDROOM SUITE

17'9" x 14'9" (5.41m x 4.50m)
Bedroom with fitted drawers and dressing table. Sealed unit double glazed window. Underfloor heating.

EN-SUITE

Monsoon shower in separate cubicle, low level w.c. with concealed cistern and double wash basins with cupboards below. Sealed unit double glazed skylight. Chrome towel radiator.

DRESSING ROOM

9'0" x 5'6" (2.74m x 1.68m)
Fitted hangers and shelves. Sealed unit double glazed window. Underfloor heating.

BEDROOM 2

14'0" x 10'8" (4.27m x 3.25m)
Fitted sliding door wardrobe along with drawers and dressing table. Sealed unit double glazed skylight and window. Underfloor heating.

BEDROOM 3

16'0" x 9'3" (4.88m x 2.82m)
Sealed unit double glazed skylight and sealed unit double glazed window. Underfloor heating.

BEDROOM 4

10'10" x 10'6" (3.30m x 3.20m)
Sealed unit double glazed skylight and sealed unit double glazed window. Underfloor heating.

FAMILY BATHROOM

12'0" x 9'8" (3.66m x 2.95m)
Featuring a contemporary freestanding roll top bath with tower taps, monsoon shower in separate cubicle, wash basin with drawers below and low level w.c. Built-in storage cupboard. Sealed unit double glazed skylight. Chrome towel radiator.

OUTSIDE

To the rear of the property is an extremely attractive and particularly useful covered tile seating area with kitchen having fitted units and worktop, barbeque, sink and fridge.

Beyond this lies a further good size lawned garden with gravel, bark and artificial grass, seating areas ideal for relaxation and entertaining as well as benefitting from pedestrian access to the side and rear. On street car parking.

SERVICES

Mains electricity and water services are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric underfloor central heating system.

DOUBLE GLAZING

The property benefits from sealed unit 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

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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