








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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25 Bishop Burton Road, Beverley HU17 7RW

£595,000

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- No Chain
- Outstanding family home
- Over 1750 square feet
- 3 reception rooms
- 4 bedrooms / 2 bathrooms
- Individual plot
- Surrounded by low maintenance gardens
- Outstanding village location
- Great access to Beverley town centre
- EPC Rating: E. Council Tax Band: F

An absolutely outstanding family home standing in one of the area's most sought after villages. This expansive property extends to over 1,750 square feet standing centrally on its own plot surrounded by gardens with gated access, having four bedrooms with two bathrooms, three reception rooms, modern kitchen and utility along with attached double garage.

This really is a super home in a great village which also benefits from excellent access to Beverley town centre.

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 PORCH
Timber effect floor.

CLOAKROOM
Low level w.c., wash basin, timber effect floor, PVCu sealed unit double double glazed window and radiator.

RECEPTION HALL
Return staircase to first floor, timber effect floor and radiator.

LIVING ROOM
25'9" x 12' (7.85m x 3.66m)
Featuring a log burner with oak mantel standing on a stone hearth, PVCu sealed unit double glazed windows to two elevations and open to:

DINING ROOM
14' x 11' (4.27m x 3.35m)
Timber effect floor, PVCu sealed unit double glazed window and door to outside along with two radiators.

STUDY
9'7"x 8'10" (2.92mx 2.69m)
PVCu sealed unit double glazed window and radiator.

KITCHEN
12'10"x 11' (3.91mx 3.35m)
A substantial, modern kitchen offering a range of base and eye level units in cream gloss having double sink with single drainer sink unit, double electric oven and induction hob, integrated fridge and dishwasher. PVCu sealed unit double glazed window overlooking rear garden, timber effect floor and radiator.

UTILITY ROOM
9'6"x 6' (2.90mx 1.83m)
Matching units, plumbing for automatic washing machine, timber effect floor and PVCu sealed unit double glazed door to outside.

FIRST FLOOR

LANDING
PVCu sealed unit double glazed window and walk-in airing cupboard housing hot water cylinder with electric immersion heater.

BEDROOM 1
20'10" x 12'10" (6.35m x 3.91m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM
Shower in cubicle with glazed screen, wash basin and low level w.c., timber effect floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
13' x 11' (3.96m x 3.35m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
13' x 11' (3.96m x 3.35m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4
12' x 9'7" (3.66m x 2.92m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
8'10" x 6'5" (2.69m x 1.96m)
Panelled bath, double bowl wash basin and low level w.c., timber effect flooring, PVCu sealed unit double glazed window and radiator.

OUTSIDE
The property stands on an individual plot approached via a 5-bar gate with hedge boundaries and gardens surrounding the house. There is a large non-slip decked area across the rear of the property with steps down to extensive lawns which are complemented by the addition of a fenced and gated vegetable garden and modern greenhouse. Mature planting offering great screening to this wonderful peaceful outdoor garden space.

DOUBLE GARAGE
20' x 15'10" (6.10m x 4.83m)
Electric roller shutter door, personal access door to rear and oil fired central heating boiler.

SERVICES
Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING
The property benefits from an oil 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

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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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.