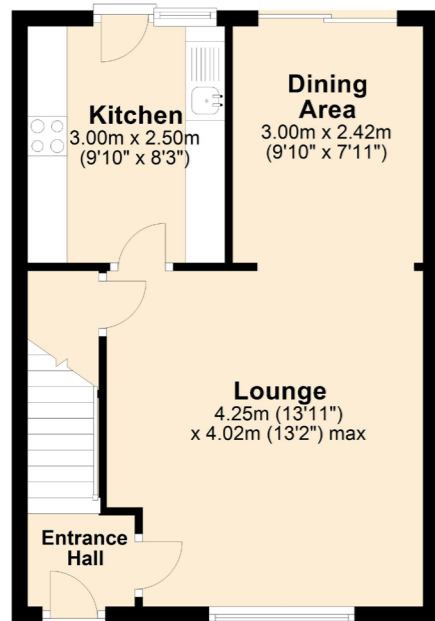


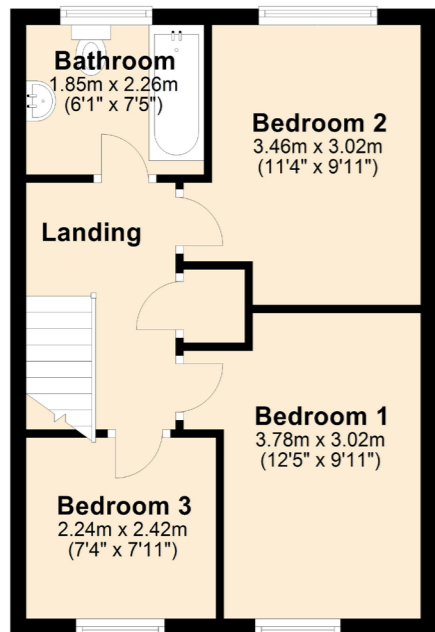
Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.1 sq. feet)

First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



£230,000

**ID Main Street,
Cherry Burton**

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All the mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under freehold title with vacant possession on completion

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



10 ID Main Street, Cherry Burton, HU17 7RF

DESCRIPTION

This end of terrace house is set on the edge of a modern development but fronts the main street scene of the village and enjoys a degree of individuality in its setting. The property provides a traditional layout of three bedroomed accommodation which offers scope for a programme of light modernisation to improve the interior finishes and create a lovely family home which is a reasonable walking distance from a range of village amenities. A garden to the rear includes a good sized brick garage and driveway.

SITUATION

The property is within the conservation area of the attractive village of Cherry Burton, which provides a primary school, shop and public house, all located along the Main Street. It is around three miles via the B1248 (with an independent cycle path) to the centre of the popular and thriving Market Town of Beverley, with its historic Minster, a wide range of shops, restaurants and cafes as well as senior schools, sports and leisure facilities. The city and port of Hull are a further eight miles to the south and the A1079 road runs to the south west of the village to York (about 30 minutes away). It is about 14 miles to the M62.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Radiator and ceiling coving.

LOUNGE

Features a wall mounted coal-effect gas fire. Radiator and ceiling coving. An archway leads to:

DINING AREA

Patio doors to rear garden. Radiator and ceiling coving.

KITCHEN

Fitted with a contemporary range of base and wall cabinets including laminate worktops and splashbacks. Integral electric oven, hob, cooker hood and dishwasher. Positions for fridge freezer and plumbed automatic washing machine. Wall mounted gas boiler.

FIRST FLOOR

LANDING

Airing cupboard with hot water tank (fitted electric immersion heater).

BEDROOM ONE

Radiator and ceiling coving.

BEDROOM TWO

Radiator and ceiling coving.

BEDROOM THREE

Radiator.

BATHROOM

Suite comprises a panelled bath, wash-hand basin and toilet. Tiled walls and radiator.

EXTERNAL

The property has a shallow paved forecourt and side pathway leading to the rear garden comprising a paved patio, lawn and borders.

SEMI-DETACHED GARAGE (5.61m x 2.47m / 18'4" x 8'10")

Of brick and tile construction with up-and-over door, personal door and electricity supplied. Tarmac approach drive suitable for one car (accessed off Canada Drive).

