



QUICK & CLARKE
The Property Specialists

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22 Callas, Bishop Burton HU17 8QL
Offers in excess of £250,000

- Traditional estate style property
- Three bedroomed accommodation
- 900 sq ft
- Very good sized plot
- Gardens to front and rear
- Picturesque village location
- Close to historic town of Beverley
- EPC: C

THE PROPERTY

A traditional estate style white painted property, in keeping with this most sought after and picturesque village, which is located close to the historic market town of Beverley. The village is extremely popular, not only because of the attractive approach with village pond and open green areas, but also because of the facilities that it offers, including churches, post office, public house and very highly regarded agricultural college. 22 Callas stands on a very generous plot with gardens to front and rear, and offers three bedroomed accommodation of approximately 900 square feet, and will no doubt make a lovely home for the growing family.

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 HALL

With staircase to first floor and radiator.

LIVING ROOM

15'10" x 11'3" (4.83m x 3.43m)

Tiled fireplace, PVCu sealed unit double glazed window and radiator.

KITCHEN

15'10" x 10'2" (4.83m x 3.10m)

Base and eye level units with roll edge worksurfaces incorporating a single drainer sink unit, electric oven and hob along with plumbing for automatic washing machine, built-in cupboard, tiled fireplace, PVCu sealed unit double glazed window overlooking rear garden and radiator.

UTILITY

10'0" x 5'0" (3.05m x 1.52m)

PVCu sealed unit double glazed window, understairs cupboard and door to outside.

CLOAKROOM

High level WC and PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

Built-in storage cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 1

12'3" x 10'2" (3.73m x 3.10m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'3" x 9'5" (3.43m x 2.87m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'6" x 7'2" (2.90m x 2.18m)

PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'7" x 5'5" (2.01m x 1.65m)

Panelled bath with wash basin and low level WC, tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a lawned garden with footpath approach to the front door and hedged boundary, whilst at the rear is a further very generously sized lawned garden with large multi-use shed.

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 (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



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.