



QUICK & CLARKE
The Property Specialists

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2 Thornleys, Cherry Burton HU17 7SJ
Guide Price £400,000

- Spacious family home
- Over 1,750 square feet
- Peter Ward built
- Five bedrooms
- Two receptions
- Extended dining kitchen
- Outstanding village location
- Highly regarded primary school close by
- Good facilities
- EPC Rating: D

THE PROPERTY

A substantial five bedroomed family home, which extends to in excess of 1,750 square feet and was constructed by highly regarded local developer Peter Ward Homes. The property offers two very good size reception rooms at ground floor with extended dining kitchen and utility, whilst at first floor there is a master bedroom with en-suite, four further good size bedrooms and family bathroom. The property is located in a cul-de-sac setting on an attractive plot with private gardens as well as an integral double garage.

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 HALL

Staircase to first floor with understairs cupboard, sealed unit double glazed window and radiator.

CLOAKROOM

Low level w.c., pedestal wash basin and radiator.

LIVING ROOM

19' x 12'7" (5.79m x 3.84m)

Timber fireplace with marble effect inset and hearth with living flame gas fire, sealed unit double glazed box bay window, ceiling coving, dado rail and two radiators.

DINING ROOM

14'6" x 9'9" (4.42m x 2.97m)

Ceiling coving, sealed unit double glazed patio doors and radiator.

KITCHEN

19'1" x 10'10" minimum (5.82m x 3.30m minimum)

An extensive range of base and eye level units with quartz work surfaces incorporating an electric double oven, electric hob with canopy over, integrated dishwasher, sealed unit double glazed window, laminate floor and radiator.

UTILITY ROOM

8'10" x 7'9" (2.69m x 2.36m)

Base and eye level units with roll edge work surfaces, stainless steel single drainer sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, tiled floor and door to outside as well as personal access door to garage.

FIRST FLOOR

LANDING

Loft access and built-in airing cupboard housing hot water cylinder with electric immersion heater.

BEDROOM 1

16'8" x 16'6" (5.08m x 5.03m)

Sealed unit double glazed window and radiator.

DRESSING AREA

Fitted wardrobes.

EN-SUITE

Corner shower, low level w.c. and pedestal wash basin, half tiled walls, sealed unit double glazed window and radiator.

BEDROOM 2

14'7" x 9'9" (4.45m x 2.97m)

Sealed unit double glazed window and radiator.

BEDROOM 3

12'6" x 10'6" (3.81m x 3.20m)

Sealed unit double glazed window and radiator.

BEDROOM 4

9'3" x 8'3" (2.82m x 2.51m)

Sealed unit double glazed window and radiator.

BEDROOM 5

9'4" x 6'9" (2.84m x 2.06m)

Sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'10" x 8'10" (2.39m x 2.69m)

Corner bath, pedestal wash basin and low level w.c., laminate floor, Sealed unit double glazed window and radiator.

INTEGRAL DOUBLE GARAGE

17' x 16'9" (5.18m x 5.11m)

Up-and-over door with light and power laid on.

OUTSIDE

To the front of the property is an open plan lawned garden with double tarmac side driveway, whilst at the rear is a beautifully presented and well maintained lawned garden which is particularly well screened with mature planting, but also benefitting from an attractive pergola style seating area.

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 sealed unit 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.



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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