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Limb
MOVING HOME









12 The Meadows, Cherry Burton, East Yorkshire, HU17 7RL

- Contemporary Home
- Stunning Accommodation
- Superb Kitchen
- Council Tax Band = E
- Up to 6 Bedrooms
- Substantial Garage
- Beautiful Garden
- Freehold / EPC = D

Guide Price £500,000

INTRODUCTION

Offers invited between £500,000 to £525,000.
A fabulous contemporary home ideal for a growing family which also enjoys a delightful westly facing garden which is not overlooked. The property lies in the heart of Cherry Burton with the primary school on the doorstep and Beverley approx. 10 minutes drive away. Viewing is most definitely recommended to appreciate the space, versatility and appeal that this lovely home affords creating a highly desirable lifestyle opportunity. Having remodelled and updated in recent times, the family friendly layout depicted on the attached floorplan and combines a fabulous living room with log burner, a delightful garden room, stunning kitchen and a garage/gym, which is a great space with many possibilities. Overall, there are up to six bedrooms, of course, some could be ideal "work from home" space or guest accommodation, many rooms with beautiful views to the rear. Outside, excellent parking is a available to the front, which is complimented by an attractive garden. The rear garden is a particular feature with its contemporary landscaping combining paved and decked areas, complimented by lawn and attractive planting including olive trees! With the topography of the land, the rear garden enjoys a sunny westerly facing aspect which is not directly overlooked.

LOCATION

Located on The Meadows, this property is situated in the highly desirable and picturesque village of Cherry Burton. The village is known for its strong community feel and offers a range of amenities within walking distance, including a local primary school, a popular pub, and a village hall. The sportsfield, located on The Meadows, provides excellent recreational facilities with tennis courts, football pitches, and a multi-use games area.

Cherry Burton is ideally positioned for commuters and those who enjoy the countryside. It is just three miles from the market town of Beverley, a short drive that provides access to a wider range of shops, restaurants, and entertainment. The village also has a local bus service, and convenient road links allow for easy access to nearby towns and the wider region.

The property falls within the catchment area for Cherry Burton Primary School and offers access to highly regarded secondary schools in Beverley and surrounding areas. This location provides the perfect balance of peaceful village life with the convenience of a vibrant market town just minutes away.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

Spacious entrance hall with staircase leading to first floor off, access through to garage.

CLOAKS/W.C.

Low level W.C., wash hand basin with cabinet below, heated towel rail.



KITCHEN

A simply stunning kitchen with an extensive range of fitted contemporary units with shadow detailing and contemporary worksurfaces. Features includes a designer sink and drainer with mixer tap, NEFF oven and NEFF combination microwave oven, five ring gas hob with wall mounted extractor hood above, dishwasher, fridge freezer, picture window to front elevation, external access door to side.





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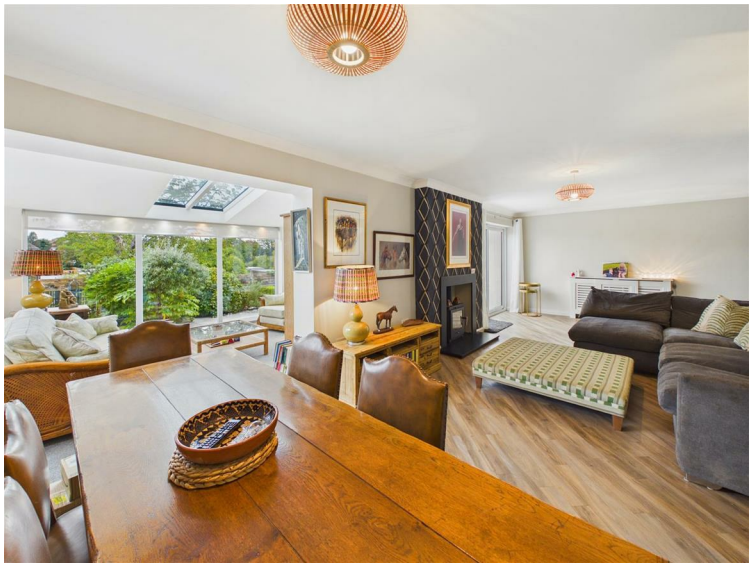
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LIVING/DINING ROOM

A fabulous room which stretches across the rear of the house having patio doors opening out to the terrace and a wide opening through to the garden room. The focal point of the room is a log burner upon a marble hearth.







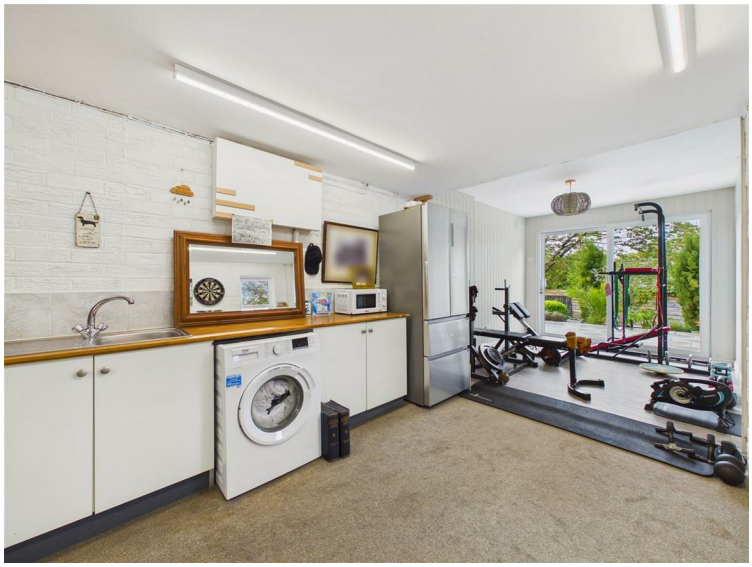
GARDEN ROOM

A stunning room with windows overlooking the garden and double doors leading out.



GARAGE/UTILITY/GYM

A multi-purpose space with plenty of further potential. Measures approximately 34'7" by 10'8". There are some fitted base units with sink and drainer, plumbing for automatic washing machine and space for dryer. The rear portion is currently used as a gym and has sliding doors opening out to the rear terrace.



FIRST FLOOR

LANDING

A split level landing with further staircase leading up to the second floor.

BEDROOM 1

A luxurious bedroom with large picture window to the rear, overlooking the gardens and beyond.

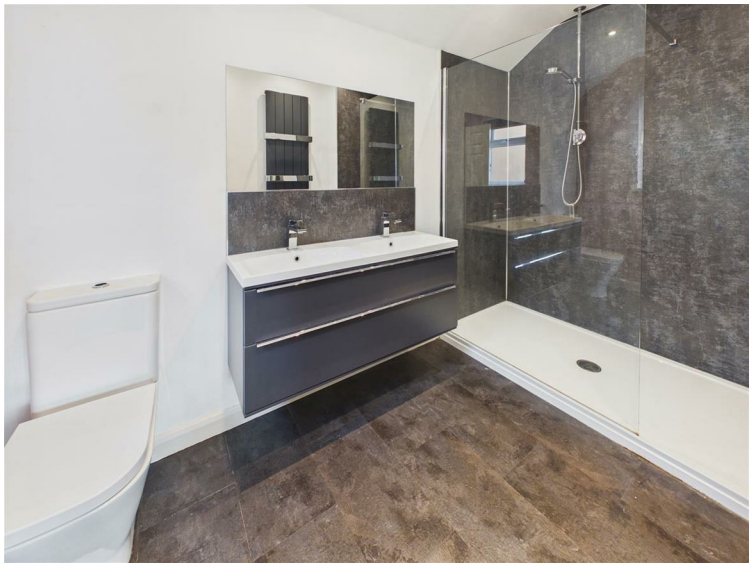


VIEW FROM BED 1



EN-SUITE

A large en-suite with walk-in shower, glazed partiution, low level W.C. and twin wash hand basins with drawers below, heated towel rail.



BEDROOM 2

A spacious double bedroom with picture window to rear overlooking gardens and beyond. To one corner is a walk-in storage/wardrobe area.



BEDROOM 3

Again, a double bedroom with large picture window to the rear, built-in wardrobes.



BEDROOM 4

Window to front.



BATHROOM

With white suite comprising low level W.C., bath, wash hand basin in cabinet, shower cubicle.



SECOND FLOOR

LANDING

BEDROOM 5

With window providing a great view to the rear. Access to eaves storage area.



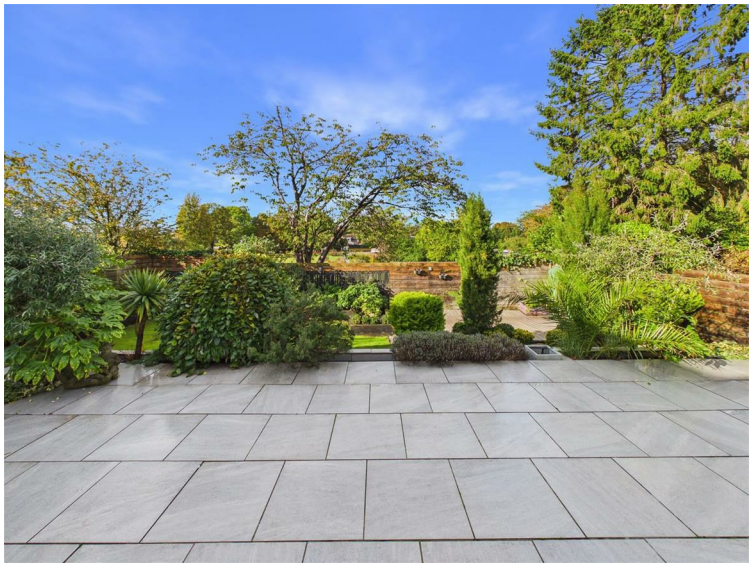
BEDROOM 6

Window to rear providing a far reaching view.



OUTSIDE

Outside, excellent parking is a available to the front, which is complimented by an attractive garden. The rear garden is a particular feature with its contemporary landscaping combining paved and decked areas, complimented by lawn and attractive planting including olive trees! With the topography of the land, the rear garden enjoys a sunny westerly facing aspect which is not directly overlooked.









REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC framed double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
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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, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

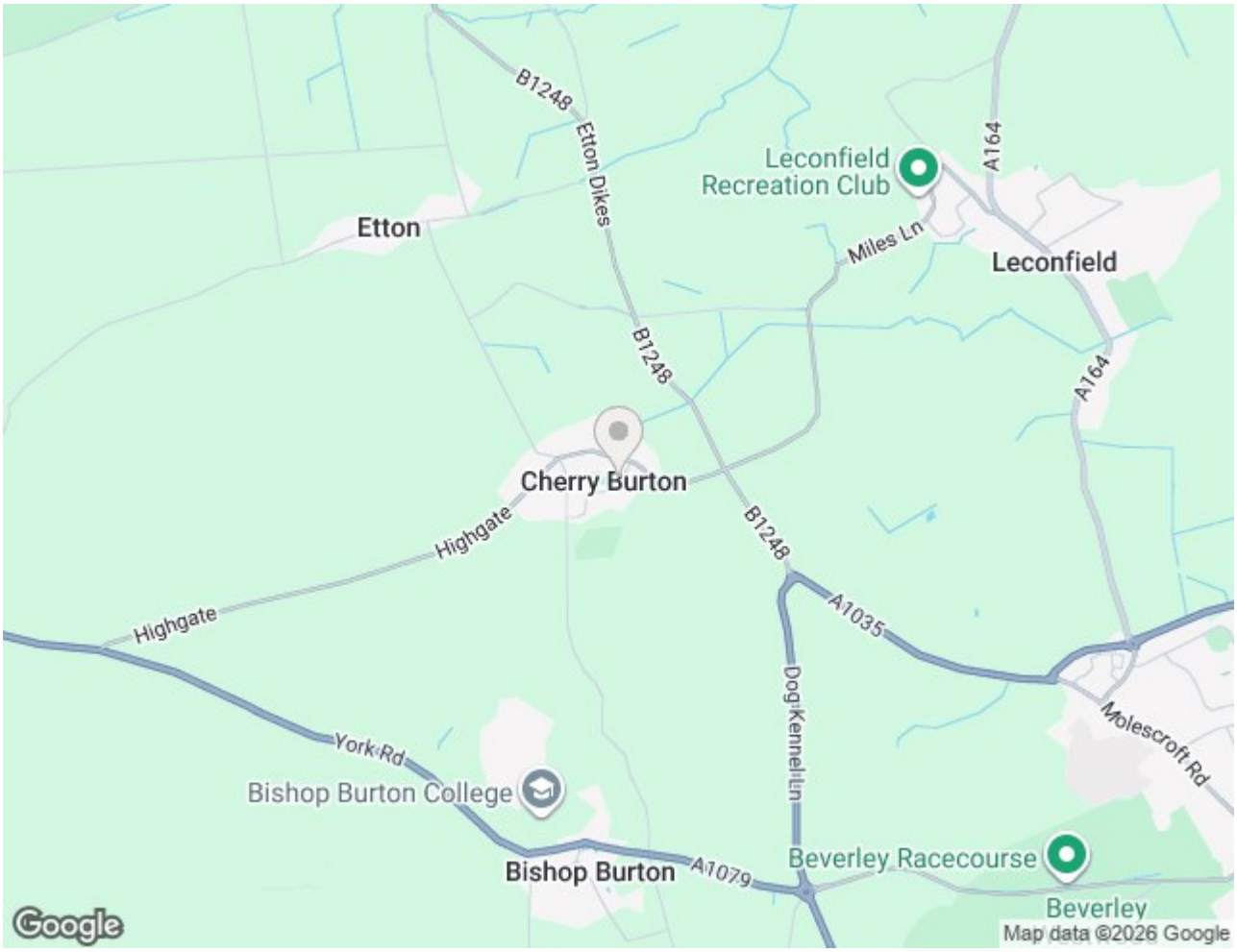
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

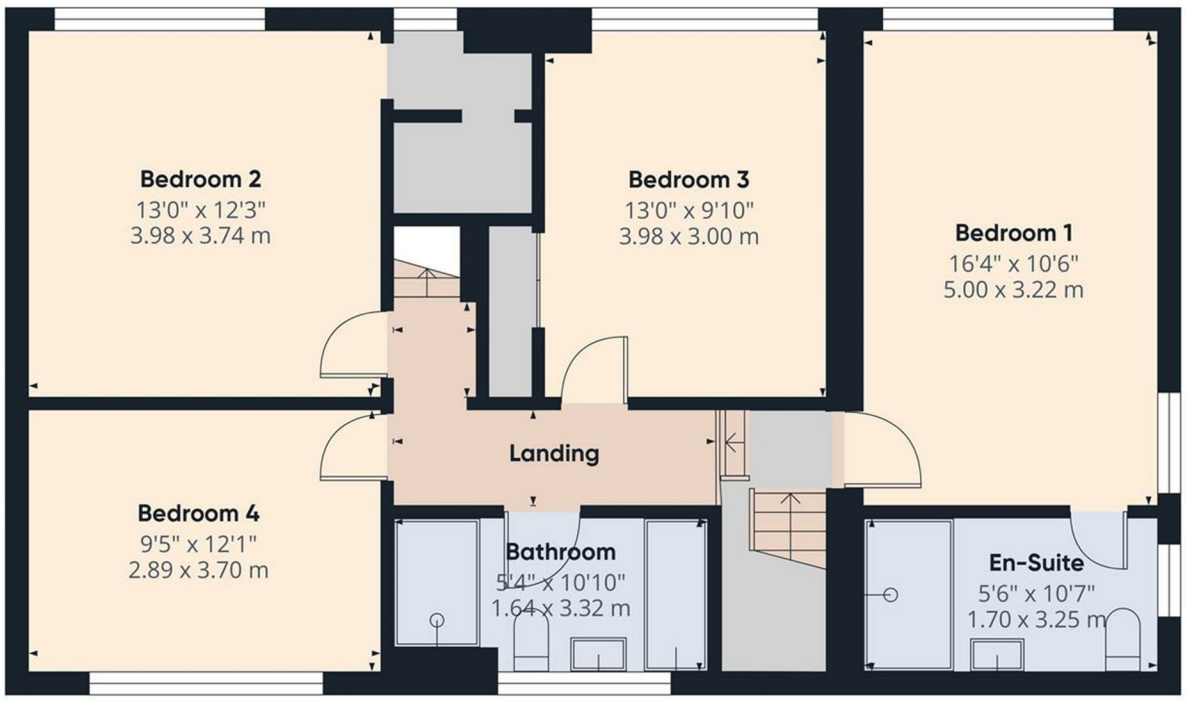
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


B1248
Etton Dikes
Leconfield
Recreation Club
A164
Etton
Miles Ln
Leconfield
B1248
A164
Cherry Burton
Highgate
B1248
Highgate
A1035
Dog Kennel Ln
Molescroft Rd
York Rd
Bishop Burton College
Bishop Burton
A1079
Beverley Racecourse
Beverley
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Garden Room
10'4" x 13'3"
3.17 x 4.04 m
Living Room
13'0" x 28'0"
3.97 x 8.55 m
Garage
34'7" x 10'8"
10.54 x 3.26 m
Kitchen
14'10" x 12'0"
4.55 x 3.67 m
WC
Hallway
W
S
N
E
Floor 0
Approximate total area(1)
1164 ft²
108.2 m²
Reduced headroom
7 ft²
0.6 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Floor 1

Approximate total area(1)

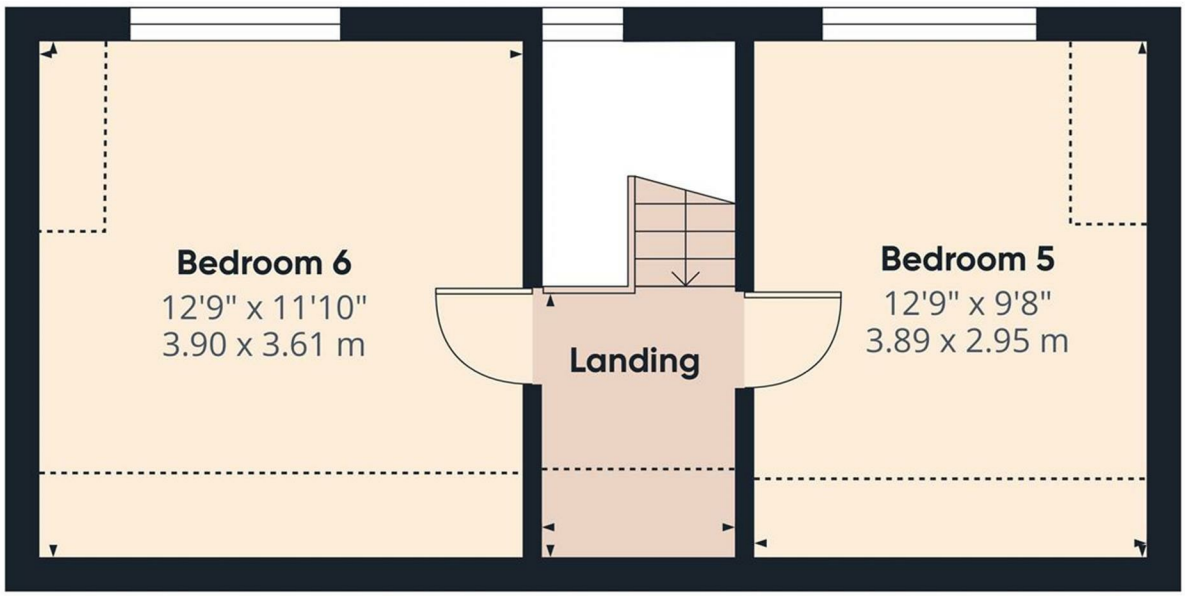
801 ft²

74.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

W
S N
E

Approximate total area(1)
310 ft²
28.8 m²

Reduced headroom
67 ft²
6.2 m²

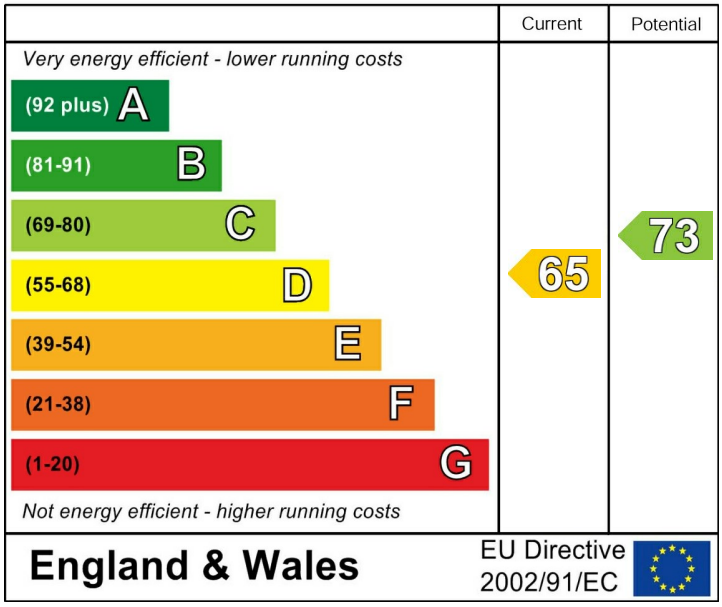
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

