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Limb
MOVING HOME



3 Main Street, Cherry Burton, East Yorkshire, HU17 7RF

- 📍 Detached House
- 📍 Corner Plot
- 📍 Scope for Renovation
- 📍 Council Ta Band = E
- 📍 Three Double Bedrooms
- 📍 Front & Rear Gardens
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

£325,000

INTRODUCTION

This substantial detached house, approximately 1,700 sq ft, is ideal for those seeking a renovation project on a corner plot. Equipped with gas central heating and partial double glazing, the internal layout includes a spacious entrance hallway with a large cloaks cupboard, a study/fourth bedroom, a cloaks/W.C., a kitchen, a spacious lounge, and a conservatory. The first floor is home to three double bedrooms, complete with fitted furniture, and a large bathroom. Externally, a lawned garden extends to the front, with a driveway providing ample parking and leading to the detached garage. The rear garden offers a main lawned area and a patio.

LOCATION

Situated in the heart of Cherry Burton, 3 Main Street benefits from a prime position within this highly sought-after East Riding village. Known for its strong community and picturesque setting on the edge of the Yorkshire Wolds, Cherry Burton offers a delightful blend of rural charm and everyday convenience.

The village provides essential amenities including a shop and Post Office, a primary school, a village hall, and a local pub, The Bay Horse. Recreational opportunities include a cricket club and access to scenic walking and cycling routes.

Cherry Burton is ideally placed just 3 miles north-west of the historic market town of Beverley, which offers an extensive array of shops, restaurants, and cultural attractions. Nearby villages such as Bishop Burton, Walkington, and Leconfield add to the area's appeal.

For transport, regular bus services connect to Beverley. Beverley railway station provides train services to Hull and East Coast resorts. For broader travel, Brough station offers direct services to London King's Cross. Easy road access is also available via the A164 and A1079, linking to Hull, York, and the wider motorway network.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor. Very useful large storage cupboard.



STUDY / BEDROOM 4

With single glazed window to the side elevation.

CLOAKS/W.C.

With low flush W.C. and single glazed window to the side elevation.

KITCHEN

With fitted units, one and a half bowl sink and drainer, double oven and hob, integrated fridge/ plumbing for a dishwasher, single glazed window to rear and external access door to side.



LOUNGE / DINER

Spacious and light with uPVC double glazed windows to three sides. A stone fireplace houses a gas fire.



CONSERVATORY

With French doors leading out to the rear patio.



FIRST FLOOR

LANDING

BEDROOM 1

With fitted furniture and uPVC double glazed window to the rear elevation.



BEDROOM 2

With fitted wardrobe and uPVC double glazed window to the front elevation.



BEDROOM 3

With fitted furniture and uPVC double glazed window to the side elevation.



BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Large airing cupboard and uPVC double glazed window to the side elevation.



OUTSIDE

Externally, a lawned garden extends to the front, with a driveway providing ample parking and leading to the detached garage. The rear garden offers a main lawned area and a patio.



REAR VIEW



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. 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.

AGENTS NOTE

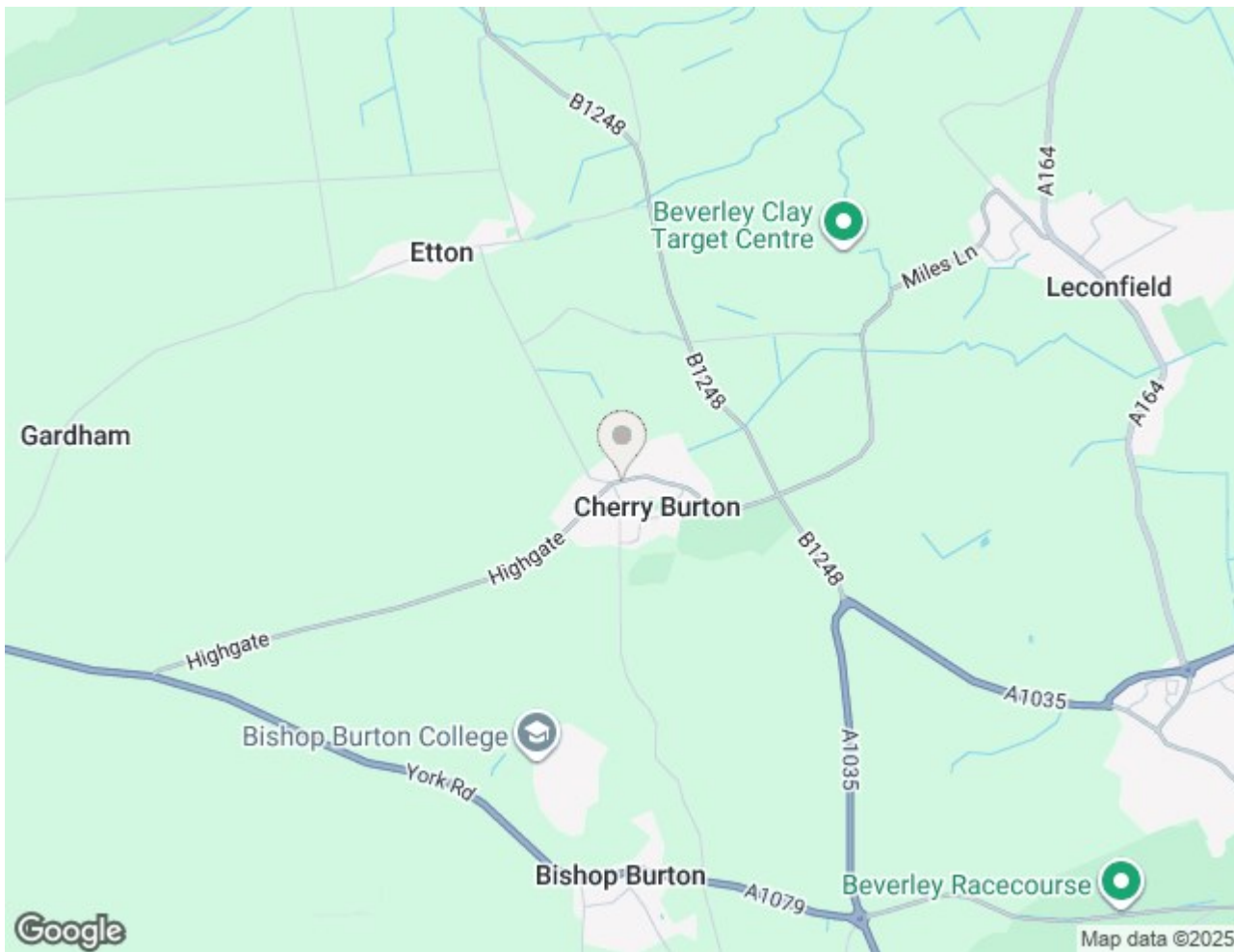
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

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.





Approximate total area^m

1074 ft²
99.7 m²

Reduced headroom

13 ft²
1.2 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.

GIRAFFE360



Floor 0



Floor 1



Approximate total area⁽¹⁾

591 ft²
54.9 m²

Reduced headroom

3 ft²
0.3 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	