

## 3 Bedroom Semi Detached House

Bryan Mere, Bishop Burton, HU17 8QW

£335,000



- RARELY AVAILABLE ! • PRESTIGIOUS VILLAGE SETTING • PRESENTED TO A VERY HIGH STANDARD •
- RECENT COSMETIC UPDATING • NEWLY FITTED FLOOR COVERINGS • SUPERB REAR GARDEN •
- PRIVATE MULTI VEHICLE DRIVE PLUS GARAGE • VACANT POSSESSION ON COMPLETION • MUST BE VIEWED • ONE NOT TO BE MISSED







### 3 Bedroom Semi Detached House

£335,000

Bryan Mere, Bishop Burton, HU17 8QW

Rarely available!

This is a fantastic opportunity to acquire a very special property which is perfectly placed within this highly sought after village of Bishop Burton.

Bishop Burton is close to the historic market town of Beverley with everything one would need for modern day living.

The property is in a prestigious and enviable position, just off from the village pond within an attractive residential cul-de-sac.

This attractive and appealing property is arranged to 2 floors and comprises of an entrance vestibule with a cloaks/WC. a pleasant spacious, stylish lounge with an attractive contemporary finish, a modern fitted dining kitchen with an attractive range of high gloss units, which are further complemented with tasteful coordinating fixtures and fittings and integrated appliances.

French doors to the dining area provide lovely views and access to the rear garden area.

To the first floor there are 3 aesthetically pleasing bedrooms, one with an en-suite shower room and a family bathroom.

The garden serves to enhance the overall presentation throughout with attractive raised patio/seating areas and raised borders and beds.

The garage sits at the head of a private drive with a secure storage area to the rear. Includes many additional features, too numerous to mention.

## Location

Properties within this village are rarely available and highly sought after-sitting on the fringes of open countryside, yet benefitting from easy access to the neighbouring, historic town of Beverley, and all of Beverley's amenities.

Good local transport links via road or rail provide connections to the surrounding areas.

The charm and character of this highly regarded conservation area, are well known for its village pond and well visited family restaurant and public house. For a more extensive shopping experience, Beverley Shopping Centre and Market, together with many well visited cafe bars are perfect for meetings with family and friends

## Property Description

### Ground Floor

**Entrance** - Canopied entrance porch leading to a composite front entrance door, further leading through to the entrance vestibule.

**Entrance Vestibule** - Coving.  
Chrome effect classic style upright radiator.  
High gloss ceramic tiled flooring.

**GF Cloaks/WC** - White 2-piece suite comprising of a vanity wash hand basin with storage space beneath and low flush W.C.

Contrasting tiled surround with mosaic effect tiled inset.

Double glazed opaque window.

Chrome effect upright towel rail.

Chrome fittings to the sanitary ware.

High gloss ceramic tiled flooring.

**Lounge/Dining Area** - 14' 11" x 11' 4" (4.57m x 3.47m)

Extremes to extremes.

Multi paned double glazed window with plantation shutter blinds and aspect over the front garden area.

Fireplace with burnished and canopied grate for a log effect living flame gas fire with a tiled insert and high gloss hearth.

Coving.

Radiator.

Multi paned french doors lead through to the dining area and double glazed french doors provide views and access to the rear patio and gardens beyond.

Upright radiator within the dining area.

Ceramic tiled flooring.





**Kitchen/Dining Area - 15' 11" x 9' 10" (4.87m x 3.02m)**

High gloss base, drawer and wall mounted units.

Laminate work surface houses a single circular sink with swan neck mixer tap over and contrasting tile surround.

A further works surface houses a stainless steel hob, built in stainless steel funnel hood with extractor fan over.

Matching housing for oven and microwave.

Integrated fridge.

Integrated washing machine.

Integrated dishwasher.

Double glazed rear entrance door with a matching multi paned side screen window, providing views out to the rear garden area.

Walk in store.

Coving.

Concealed gas central heating boiler.

Coordinating ceramic tiled flooring.



**First Floor**

**Landing -** Loft hatch to the roof void.

Built in airing cupboard.

Double glazed multi paned window with aspect over the side elevation.

Radiator.



**Bedroom One & En-suite - 10' 7" x 10' 4" (3.23m x 3.17m)**

Extremes to extremes.

Multi paned double glazed window with plantation shutter blinds and aspect over the front garden area.

En suite..

Walk in shower enclosure with rain water shower head, built in vanity wash hand basin with storage space beneath and low flush WC.

Contrasting tiled surround with mosaic tile effect inset.

Chrome upright towel rail/radiator.

Chrome fittings to the sanitary ware.

Wall mounted shaver socket.

Extractor fan.

Coordinating high gloss ceramic tiled flooring.



**Bedroom Two - 10' 0" x 8' 7" (3.05m x 2.62m)** Extremes to extremes.

Multi paned double glazed window with aspect over the rear garden.

Range of matching high gloss fitted wardrobes.

Radiator.

**Bedroom Three - 10' 0" x 7' 5" (3.05m x 2.28m)** Extremes to extremes.

Multi pane double glazed window with aspect over the rear garden area.  
Radiator.

**Bathroom** - White 3-piece suite comprising of a panel bath with fixed shower screen and chrome effect shower over,  
built in vanity wash hand basin with storage beneath and low flush WC.  
Wall mounted high gloss bathroom cabinet.  
Contrasting tiled surround with mosaic effect tile detail inset.  
Chrome effect upright towel rail/radiator.  
Double glazed opaque window.  
Extractor fan.  
Coordinating ceramic tiled flooring.

## Exterior

**Rear Garden** - Raised decking/patio seating area.  
Raised sleeper flower beds housing numerous, established plants, flower and shrubs.  
Built in stone pebble effect rockery/water feature and a further raised decking patio to the rear which sits beneath a timber pergola with a seating area.  
Enclosed with a high level timber perimeter and boundary fence.  
External lighting.  
External water supply.

**Brick Store** - 9' 10" x 7' 7" (3.02m x 2.32m) Extremes to extremes.  
To the rear of the property and accessed from the raised decking patio is a brick store with power and light.

**Detached Garage** - 17' 9" x 9' 5" (5.42m x 2.89m) Extremes to extremes.  
Detached garage sits at the head of the private drive and has power and light, up and over door and timber storage area.

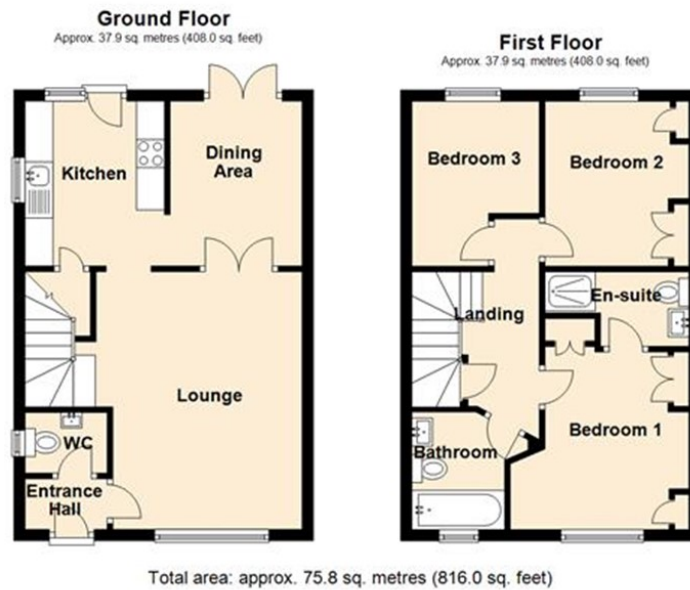
**Front Garden** - Ornate high level double drive gates provide access through to the front garden area.  
The front garden has been laid with artificial grass for ease of maintenance.  
Drive has been laid with fine stone gravelling to create a private off road parking space or hard standing area.

**Council tax band: D**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







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



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