

37 Cherry Garth, Beverley, HU17 0EP



Price £124,950

This attractive home consists of a three bedroom semi detached house situated in this popular location convenient for access to Beverley town centre. The accommodation benefits from gas central heating and PVCu double glazing, it is laid out over two floors and in brief comprises; entrance hall, front lounge, rear full width dining kitchen, a first floor landing leads to the 3 three bedrooms, and bathroom with replacement suite fitted 2008, there is also a separate shower room. Outside, there are gardens both front & rear, the rear being of a particularly good size.

Accommodation

Groundfloor

Entrance Hall

Entrance door with side screen. Stairs to first floor. Radiator.

Living Room

15'3" into bay x 11'7" (4.64m x 3.52m)

Double glazed window to front. Radiator. TV point. York stone fireplace with fitted gas fire timber mantel and surfaces. Telephone point. Glazed double doors to:

Dining Kitchen

17'11" x 10'4" max narrowing to 8'9" min (5.45m x 3.14m to 2.67m)

Fitted with a range of matching base and wall units with rolled edge work surfaces. Sink and mixer tap. Gas & electric cooker points. Plumbed for automatic washer., fitted ventilation pipe for Tumble Dryer. Part PVCu double glazed window to rear. Rear entrance door. Double glazed patio doors to rear garden.

First Floor

Landing

Recessed built in store cupboard. Single glazed window. Coved ceiling.

Bedroom 1

13'1" max x 10'9" (3.98m x 3.27m)

Double glazed window. Radiator. Coved ceiling. TV aerial point.

Bedroom 2

11'7" x 8'0" (3.52m x 2.44m)

Double glazed window. Radiator. Coved ceiling.

Bedroom 3

6'11" x 6'5" (2.11m x 1.96m)

Double glazed window. Radiator. Coved ceiling.

Bathroom

With three piece replacement suite comprising paneled bath, pedestal wash basin, low suite wc, all within tiled surrounds. Radiator. Double glazed window.

Shower Room

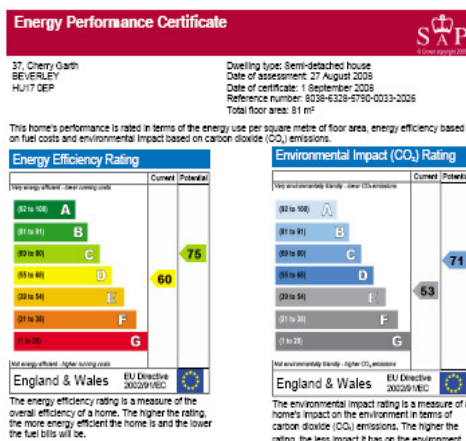
Fully tiled separate walk in shower.

Outside

To the front there is a graveled garden area with concreted pathway and ample borders. A pathway leads down one side of the property to the generous rear garden which is predominantly laid to lawn with a raised, paved patio area, and set within high timber fenced perimeters. External water supply. Timber storage shed.

Location & Directions

Cherry Garth is a popular residential location convenient for access to Beverley town centre, and the local commuter networks. From our office in Saturday Market leave Beverley town centre via Hengate, turn right at the traffic lights into New Walkergate and proceed to the end of the road. Exit left at the mini roundabout into Railway Street, exit right at the next mini roundabout into Armstrong Way, proceed over the level crossing, turn left into Grovehill Road. Take the second left into Cherry Tree Lane, then the second right into Cherry Garth, bear left toward the small cul-de-sac



AGENTS NOTE

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures, fittings and other items are not included unless specifically described.

All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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