



21 Cherry Garth, Lund, Driffield, East Yorkshire, YO25 9TD

FINE & COUNTRY

SPACIOUS FOUR-BEDROOM FAMILY HOME IN THE HEART OF LUND VILLAGE

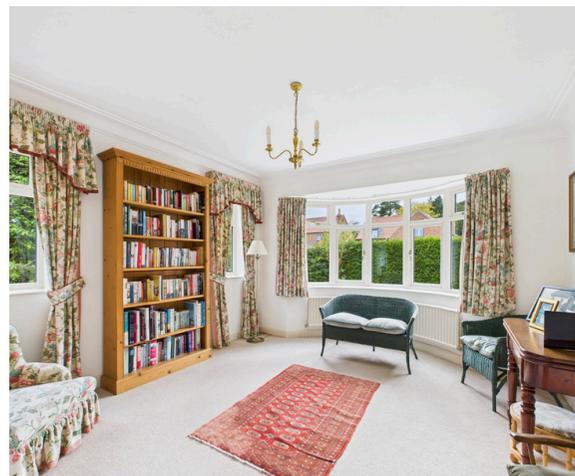


Set in the much-loved village of Lund, just north of Beverley, this impressive four-bedroom home offers both comfort and style in an excellent location. Thoughtfully designed and set on an elevated plot, the property enjoys a bright south-facing garden and terrace, perfect for relaxing or entertaining. Inside, generous living areas and modern finishes make it ideal for family life, with the added bonus of a large study and three bathrooms.

From the Agent's Perspective

This individual, architect-designed home is a wonderful example of modern family living in one of the Yorkshire Wolds' most desirable villages. Lund itself has a lovely community atmosphere, centred around the green, with a superb restaurant and pub just a short stroll away.

The house sits proudly on its plot, enjoying privacy and sunshine throughout the day. The interior flows beautifully — from the welcoming entrance hall and spacious living room with bay window, through to a sitting area and dining room, all linking naturally to the south-facing garden via French doors. The large dining kitchen is a true highlight, fitted to a high standard and offering plenty of space for family meals and entertaining.





Upstairs, four double bedrooms provide generous space for family and guests, complemented by a large study area that's ideal for working from home. The master bedroom includes an en-suite, with a further family bathroom completing the accommodation. Practical touches such as a utility room, cloakroom, and off-street parking make everyday living easy, while the substantial brick garage adds extra storage and flexibility.

This is a rare opportunity to enjoy village life in a well-planned, comfortable home designed with both style and practicality in mind.



Location

Lund is a popular and sought after Wolds village, with a church, a well regarded pub, a new village hall and a flourishing community. The village is approximately six miles from the market town of Beverley, which offers a large and varied range of amenities and facilities, seven miles from Driffield, 28 miles from York and 16 miles from Hull.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.



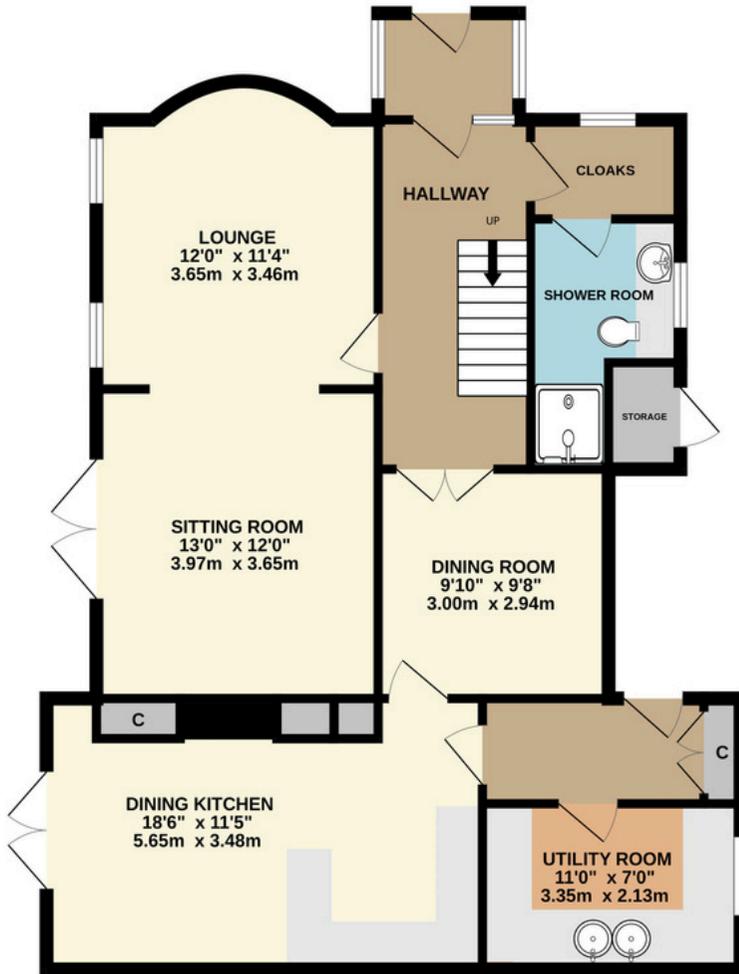
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office.

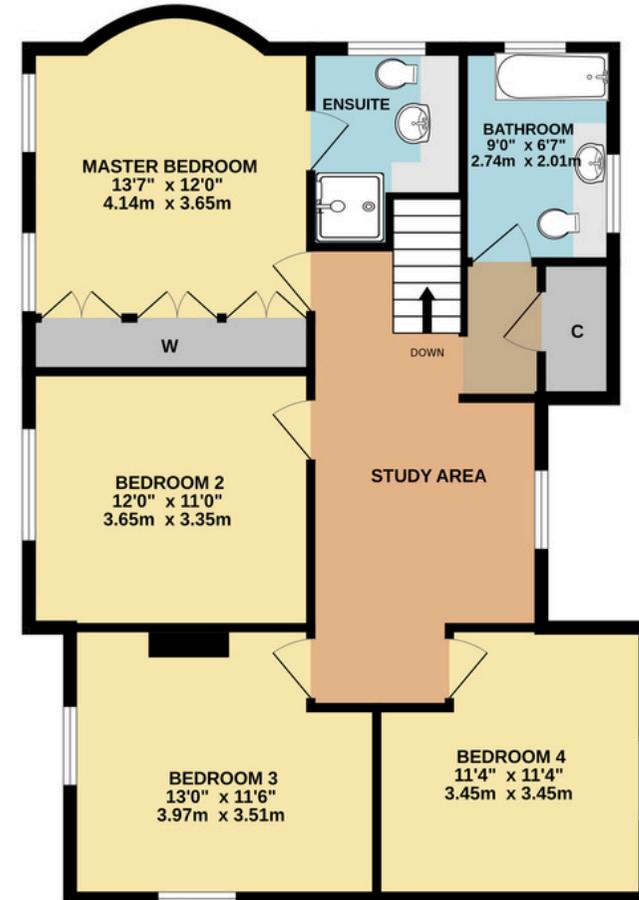
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



CHERRY GARTH, LUND YO25 9TD

TOTAL FLOOR AREA: 1801 sq.ft. (167.3 sq.m.) approx.

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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

