



7 Highcroft, Cherry Burton, Beverley, East Riding of Yorkshire, HU17 7SG

FINE & COUNTRY



## FANTASTIC PROPERTY IN THE HEART OF CHERRY BURTON



Welcome to 7 Highcroft, a delightful home nestled in the picturesque village of Cherry Burton. This property combines comfort and convenience, located just a short distance from the historic Beverley town centre. Renowned for its high-end SHOPS, inviting RESTAURANTS, and respected SECONDARY SCHOOLS, Beverley also boasts the stunning Beverley Minster, adding character to the area. With a blend of modern living and village charm, this home is perfect for families and professionals seeking a vibrant community.



From the Agent's Perspective

7 Highcroft features a thoughtfully designed layout that maximizes space and natural light throughout. The ground floor includes a welcoming entrance hall leading to an expansive LIVING ROOM that serves as the heart of the home plus a further sitting room overlooking the garden. There is a modern KITCHEN fitted with contemporary appliances, ample cabinetry and preparation surfaces, making it perfect for family meals or entertaining guests.

Adjacent to the kitchen is a handy UTILITY ROOM that adds practicality, providing extra storage and laundry facilities. Completing the ground floor is a convenient CLOAKROOM, ideal for guests plus access to the double garage.

As you move to the first floor, you'll find a spacious MASTER BEDROOM with a luxurious en-suite bathroom, offering privacy and comfort. Three additional BEDROOMS provide plenty of space for family or guests, A luxury family BATHROOM, well-appointed with modern fixtures, caters to the needs of the household.

Outside, the property features beautiful lawned GARDENS, perfect for enjoying the outdoors. The outdoor studio building adds a unique element to the property. This versatile space can serve various purposes, such as a home office, gym, or art studio, offering a peaceful retreat away from the main house.







### From the Client's Perspective

Living at 7 Highcroft will greatly enhance your family life. The sense of community in Cherry Burton is truly exceptional, making it a great place to raise children. You will appreciate being so close to local shops and restaurants, which makes fulfilling daily needs convenient and enjoyable.

The layout of the house is sure to fit your lifestyle wonderfully. The living room is spacious and filled with light, perfect for family gatherings or movie nights. The modern kitchen, with its practical utility room, makes chores a breeze, and you'll love the option to dine together. The master bedroom, with its en-suite, is a personal sanctuary, while the children can have their own cosy bedrooms nearby.

The outdoor space is a highlight for sure. The large lawned gardens provide a safe area for the kids to play, while the studio is a fantastic addition. It can become your personal space for working and pursuing hobbies, offering both tranquility and creativity. Additionally, the ease of access to Beverley town centre means you can enjoy shopping, dining, and various community events without travelling far.

### Tenure

The tenure of the property is freehold.





## Location

The picturesque village of Cherry Burton is located approximately 3 miles from the historic market town of Beverley which is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull and has a wide range of facilities and special attractions including the Minster, the Westwood, Beverley Golf Club and Beverley Racecourse. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## 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 with repayments on a mortgage or other loan secured on it.

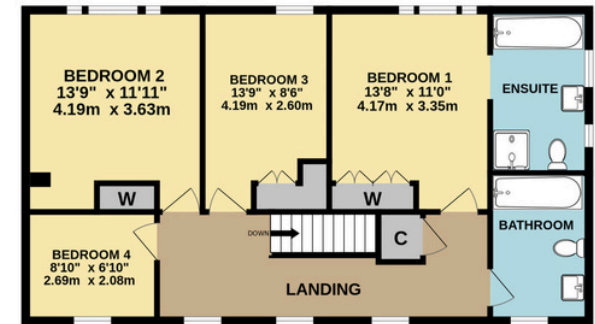
**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR  
1585 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR  
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 2377 sq.ft. (220.9 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](http://www.fineandcountry.com)

