

# Mullucks

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## 2 Mount Pleasant Cottages

, Bishop Burton, HU17 8QY

Offers Over £650,000



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## Kitchen / Diner

UPVC double glazed windows to the front, side and rear aspects, wooden door to the side, vinyl flooring, storage pantry, range of wall and base units with roll top work surfaces, electric range cooker, integral microwave, integrated fridge / freezer and power points.

## Downstairs WC

UPVC double glazed window to the rear aspect, vinyl flooring, low flush WC and wash hand basin.

## Dining Room

UPVC double glazed windows to the front and rear aspect, coving, open fire, TV point and power points.

## Lounge

UPVC double glazed window to the rear aspect, coving, multi-fuel burner, electric storage .... and power points.

## Utility Room

UPVC double glazed window to the rear aspect, lino flooring, range of wall and base units with roll top work surfaces, space for washing machine, dish washer and tumble-dryer, sink and drainer unit and power points.

## Study

UPVC windows to the front and side aspect, door to the side, cupboard and power points.

## Bedroom One

UPVC double glazed window to the front aspect, cupboard, coving and power points.

## Bedroom Two

UPVC double glazed window to the front aspect, cupboard and power points.

## Bedroom Three

UPVC double glazed window to the front aspect, cupboard and power points.

## Bedroom Four

UPVC double glazed window to the front aspect, cupboard and power points.

## Bedroom Five

UPVC double glazed window to the rear aspect.

## Bedroom Six

UPVC double glazed window to the rear aspect.

## Bathroom One

UPVC double glazed opaque window to the rear aspect, underfloor heating, four-piece bathroom suite comprising of panel enclosed bath with mixer taps, shower enclosure with mains shower, low flush WC, wash hand basin with vanity unit and tiled walls.

## Bathroom Two

Window to the rear aspect, tiled flooring, heated towel rail, underfloor heating,

## Garden

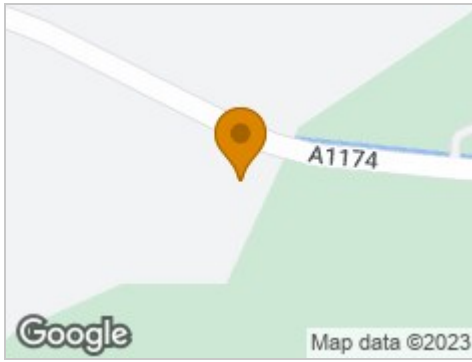
The property sits on a plot of approximately 3 acres of mainly laid to lawn with plant and shrub borders, summer house and outside tap.

## Services

No Gas, septic tank and the current only source of heating is two open fireplaces, and the hot water is from two immersion heaters.



## Road Map



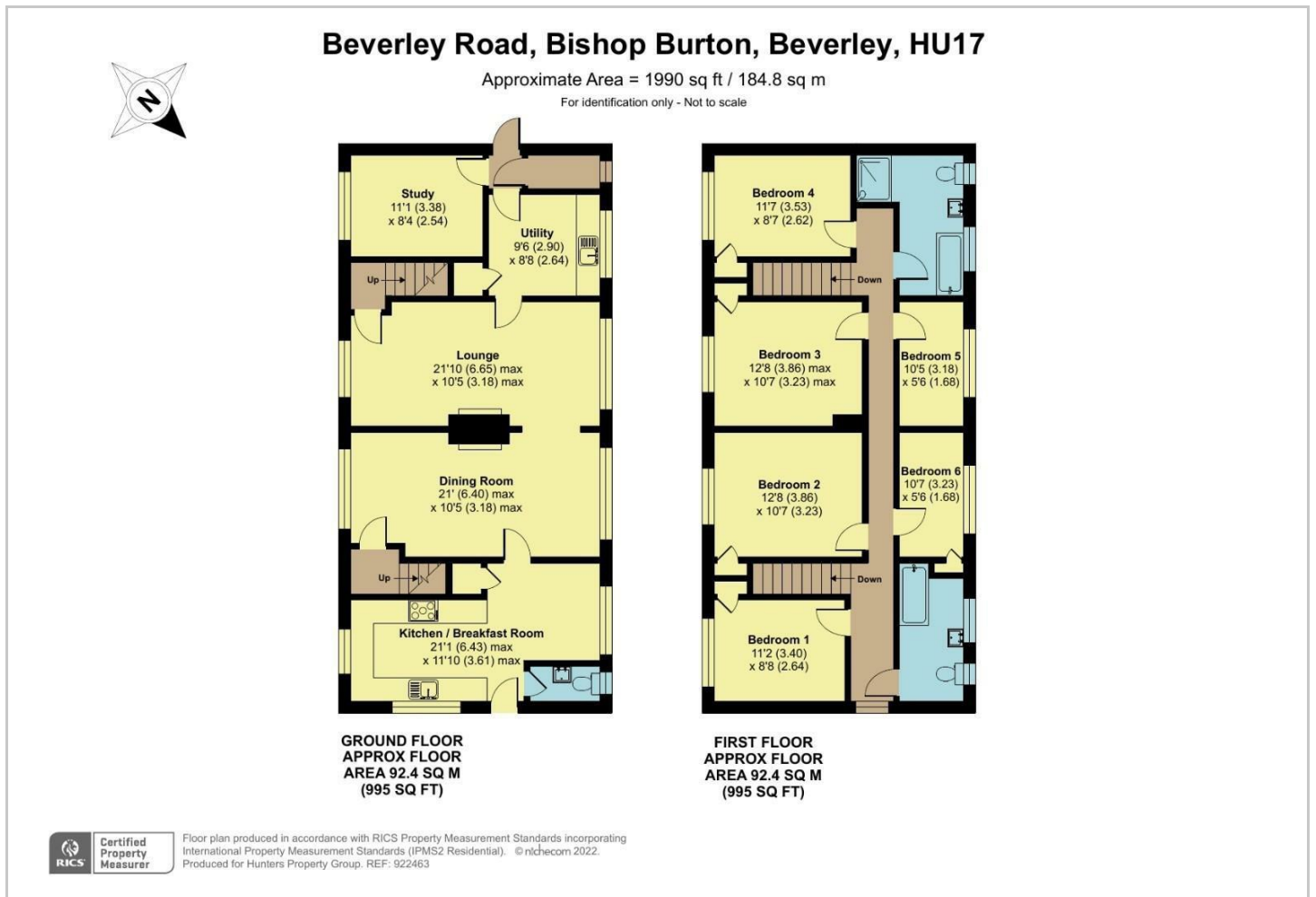
## Hybrid Map



## Terrain Map



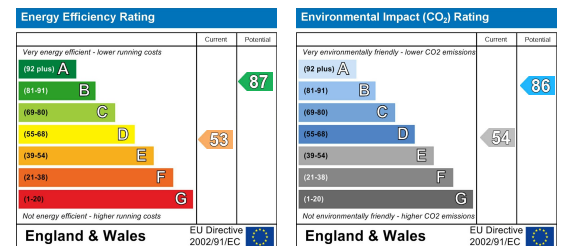
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.