

52 Megson Way, Walkington HU17 8YA
£279,950

- Overlooking Attractive Park
- Much sought after location
- Very Close to Beverley Westwood
- 3 Double Bedrooms
- Rear conservatory
- Southerly facing rear garden
- Excellent school catchment
- EPC: D

THE PROPERTY

Situated in a fantastic and enviable position overlooking the park to the front, a generously sized three bed detached house with well proportioned and flexible accommodation. Having the benefit of a conservatory and easy to maintain southerly facing rear garden, the property offers three double bedrooms and two reception rooms. Located on one of the most popular modern developments in the area, in a fabulous school catchment and very close to Beverley Westwood, the property is ideally positioned between the village amenities of Walkington and the town centre of Beverley.

The accommodation in brief comprises: Entrance hall, downstairs cloakroom, well proportioned living room, separate dining room, kitchen and conservatory. To the first floor there are three double bedrooms, the principal bedroom having an en-suite shower room, and a further family bathroom. There is also off-street parking and a garage.

LOCATION

The Broadgate development remains a much sought after location for many families, being situated in the catchment area for Walkington Primary School and also Beverley Grammar and High School. Situated between Walkington and Beverley and lying just off the Westwood Pastures, the development provides ease of access not just to the amenities of the village and the market town, but also to the major road network. This particular property has one of the premium locations overlooking the park/amenity land which should make it particularly attractive to families.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

11'8" x 6'0" (3.56 x 1.83)

Having a wooden front door with stained glass panel, laminate flooring and stairs to the first floor accommodation with a cupboard under.

LIVING ROOM

13'1" x 12'5" (4 x 3.8)

With an electric wall hung fireplace and windows to two aspects which create a light and airy feel. Double timber glass panelled doors lead into the dining room.

DINING ROOM

9'1" x 7'10" (2.77 x 2.39)

With a window to the rear elevation looking into the conservatory and a door leading through into the kitchen.

KITCHEN

14'0" x 6'9" (4.27 x 2.08)

Offering a generous range of wall and base units with white fronts and laminate work surfaces, ceramic tiled splashbacks, stainless steel one and a half bowl sink and drainer, four ring electric hob with extractor over, integral oven, space for a washing machine and fridge freezer, porcelain tiled floor and a window to the rear elevation. A door leads through into the conservatory.

CONSERVATORY

12'2" x 8'11" (3.71 x 2.72)

With French doors leading out into the garden, central ceiling fan and laminate flooring.

CLOAKROOM

With a two piece sanitary suite comprising low level WC, pedestal hand wash basin and tiled floor.

FIRST FLOOR

LANDING

With a window to the front elevation and a cupboard housing the hot water tank.

PRINCIPAL BEDROOM

12'2" x 10'4" (3.71 x 3.17)

With built-in wardrobes, a window to the front elevation and laminate flooring. A door leads through into the en-suite shower room.

EN-SUITE SHOWER ROOM

9'3" x 3'4" (2.82 x 1.04)

With a three piece sanitary suite comprising low level WC, pedestal hand wash basin and shower cubicle, tiled walls and floor, and a window to the side elevation.

BEDROOM 2

9'10" x 7'8" (3.02 x 2.34)

With a window to the rear elevation, laminate flooring and a built-in cupboard.

BEDROOM 3

8'7" x 6'11" (2.64 x 2.11)

With laminate flooring and a window to the rear elevation.

HOUSE BATHROOM

6'11" x 5'4" (2.11 x 1.65)

With a three piece sanitary suite comprising low level WC, pedestal hand wash basin and panelled bath, ceramic tiled splashbacks, porcelain tiled floor and a window to the rear elevation.

GARDEN & GARAGE

To the front of the property is a small area of lawn, with the house being sheltered from the road by a mature beech hedge. A tarmac drive provides parking in front of the garage.

A single garage with up-and-over door and storage in the eaves and measuring approximately 18'2" x 9'1". With a personnel door providing access to the rear garden, the current owner has a fridge housed within the garage and it is supplied with light and power.

The rear garden is largely laid to lawn, South facing and of a size that makes it easy to maintain. A timber gate provides access from the front of the property down the side of the house.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

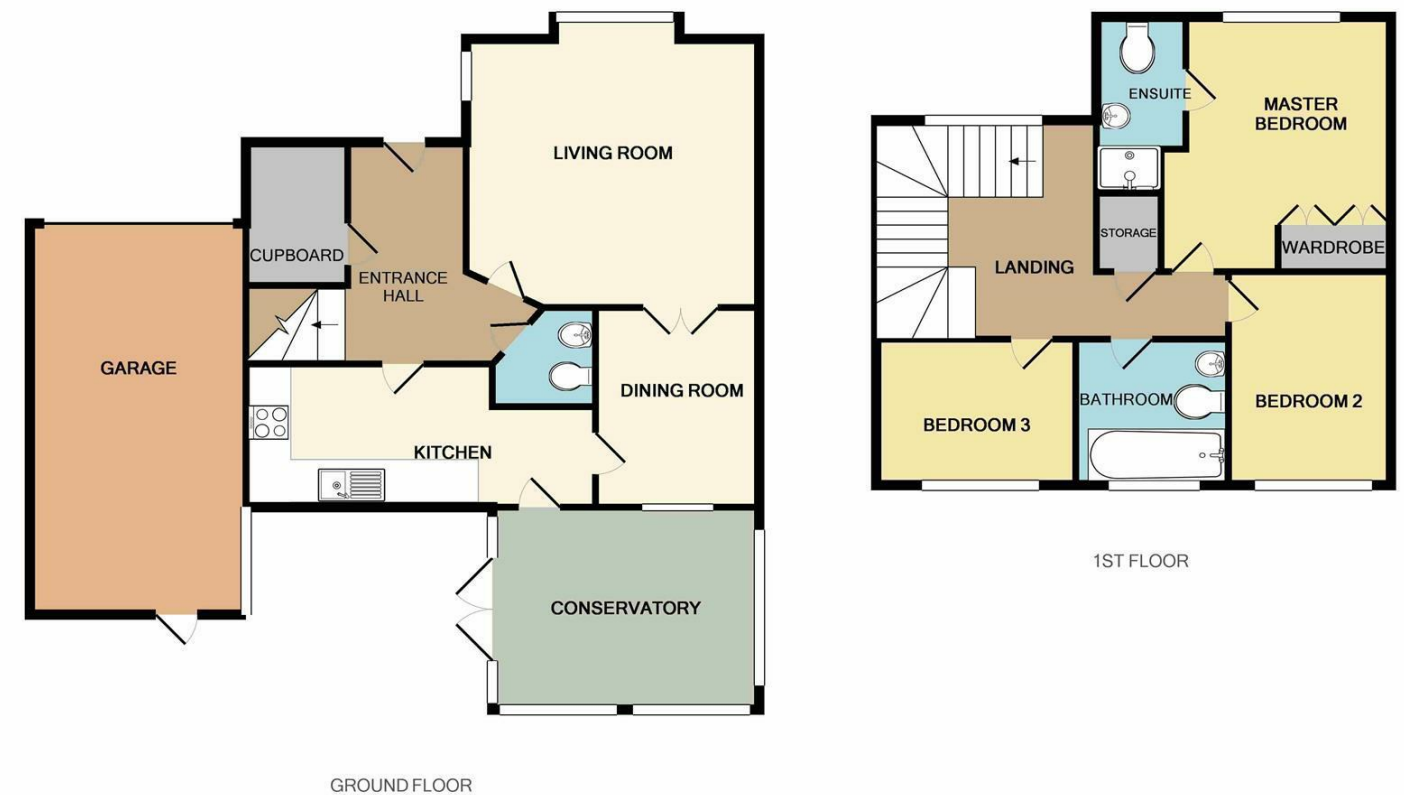
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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