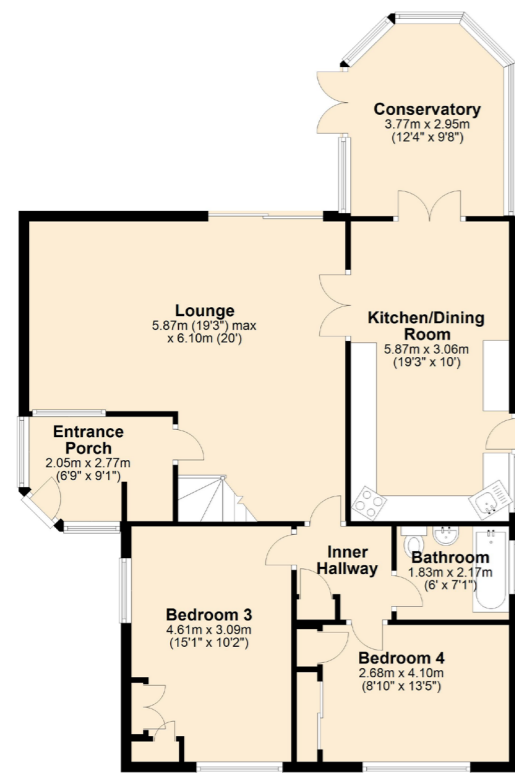
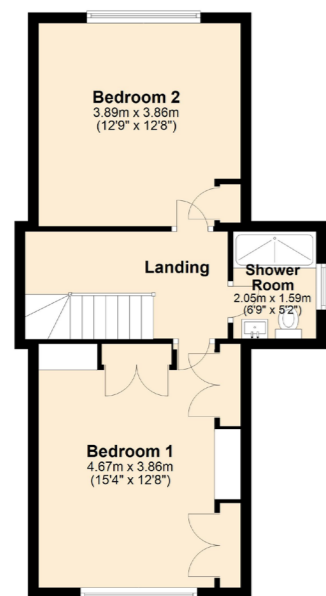


**Ground Floor**  
Approx. 99.1 sq. metres (1066.3 sq. feet)



Total area: approx. 144.3 sq. metres (1553.0 sq. feet)

**First Floor**  
Approx. 45.2 sq. metres (486.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not energy efficient - higher running costs			
(1-20)	<b>G</b>		
<b>England &amp; Wales</b>		72	82
EU Directive 2002/91/EC			



**Guide Price**  
**£380,000 to £395,000**

**14 Waudby Close,**  
**Walkington**

**HEATING & INSULATION**

The property has gas fired radiator central heating and sealed unit double glazing including aluminium and uPVC window frames.

**SERVICES**

All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is held under freehold title with vacant possession on completion

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



## 14 Waudby Close, Walkington, HU17 8SA

### DESCRIPTION

This is an attractive and versatile detached home within one of the most desirable and conveniently located villages near the popular town of Beverley. Set within a cul-de-sac on an established development, the property stands on a near double sized plot which provides ample space around the house and scope for further development should you require more space. Presently the accommodation usefully provides two bedrooms and a bathroom to each floor, with a living room, the dining kitchen and conservatory having rear aspects onto a delightful enclosed and private south facing rear garden. There are no issues with outside car space or storage with this property, which has two driveways, a single and double garages. This is a great home for a family or couple of all ages, with good village amenities within very easy reach.

### SITUATION

The property is located on the eastern fringe of Walkington, a village approximately three miles west of the market town of Beverley which provides extensive and popular shopping and recreational facilities, sports clubs and a railway station. Hull city centre is about 11 miles away. It is only a few hundred yards to the main street through the village where a pretty pond is a focal point and there is a local shop/PO, modern parish hall and three public houses/restaurants. The local school is located a little more than 200m from the house and this feeds in to the Beverley High and Grammar schools. Nearby footpaths lead to recreation fields and walks around the village.



### THE ACCOMMODATION COMPRISES:

#### GROUND FLOOR

##### ENTRANCE PORCH

With tiled floor and radiator.

##### LOUNGE

An attractive L-shaped room with a polished stone fireplace, two radiators and sliding patio doors to the rear garden. The staircase leads off and double doors open from the:

##### DINING KITCHEN

A kitchen space is comprehensively fitted with a range of Shaker-style base and wall cabinets including granite worktops and an inset porcelain sink. Integral appliances comprise a fridge, freezer, washing machine, dishwasher, microwave oven/grill, electric oven and induction hob with extractor hood. Radiator and ceiling coving. Glazed double doors open from the dining section into a:

##### CONSERVATORY

UPVC double glazed on a brick base with a ceramic tile floor, radiator and side French doors.

##### INNER HALLWAY

Built-in store cupboard.

##### BEDROOM THREE

Built-in cupboards, radiator and ceiling coving.

##### BEDROOM FOUR

With a range of wardrobes and built-in shelved cupboard. Radiator.

##### BATHROOM

An ivory suite comprises a bath with plumbed shower fitted above, toilet and wash-hand basin. Tiled walls, radiator and ceiling coving.

#### FIRST FLOOR

#### LANDING

##### BEDROOM ONE

Fitted with an extensive range of furniture including wardrobes, dresser and drawers. Roof eaves storage and radiator.

##### BEDROOM TWO

A cupboard houses the gas combination central heating boiler. Further eaves storage and radiator.

##### SHOWER ROOM

With tiled walls and a walk-in shower enclosure with plumbed shower fitting, toilet and cantilever vanity wash basin. Radiator.

#### EXTERNAL

##### DOUBLE GARAGE

(17'3" x 20'0" / 5.26m x 6.10m)

Front up-and-over door, personal door, electric light and power provided. This is served by a wide individual block sett driveway.

##### SINGLE GARAGE

(8'0" x 17'10" / 2.44m x 5.44m)

With up-and-over door, side sliding door and electric light and power. Further tarmac driveway.

#### GARDENS

The property has a wide open plan corner frontage which is lawned. At the rear the extra wide plot has allowed the development of a most attractive private south-facing garden. This includes a terrace with ornamental pond and a lawn has well stocked sculpted borders including specimen evergreen boundary screening. Greenhouse and timber shed.