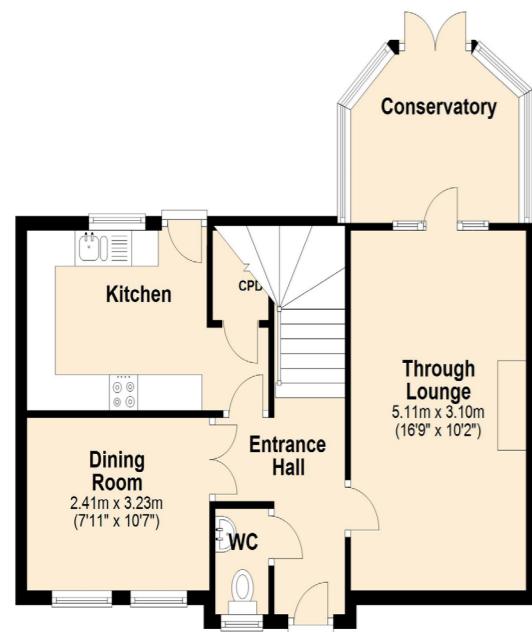
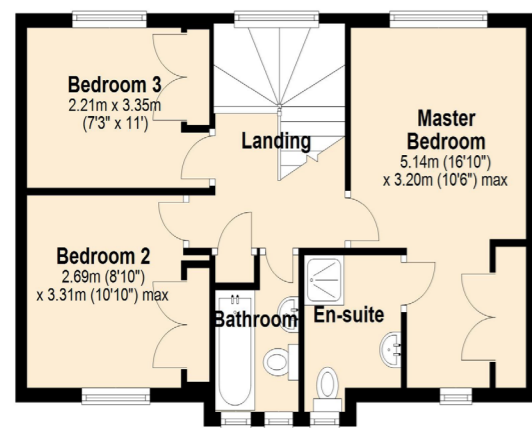


Ground Floor
Approx. 45.4 sq. metres (488.1 sq. feet)



First Floor
Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



£305,000

**35 Megson Way,
Walkington**

SERVICES

Mains water, electricity and gas are connected to the property. Private drainage system. 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 'D'.

VIEWING

Strictly by appointment with the sole agent's Beverley office. Tel: 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



35 Megson Way, Walkington, HU17 8YA

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

Entrance Hall:

Radiator, dado rail and ceiling coving.

Separate WC:

With low level toilet suite, wash-hand basin, radiator and dado rail.

Through Lounge:

A contemporary fireplace with light oak surround incorporates a living flame gas fire. Ceiling coving and radiator. The walls have wainscot panelling and rear doors open to:

Conservatory:

Fully uPVC double glazed with French doors to garden, tiled floor and radiator.

Dining Room:

Entered through double doors from the hallway. Radiator, dado rail and ceiling coving.

Kitchen:

Fitted cabinets have white gloss doors and granite-effect laminate worktops incorporating a one and a half bowl single drainer sink. Integrated base double oven and gas hob with cooker hood. Plumbing for automatic washing machine and provision for tumble dryer, fridge and freezer beneath work surfaces. Gas central heating boiler, radiator and understairs cupboard.

FIRST FLOOR

Landing:

Airing cupboard with hot water tank (fitted electric immersion heater) and slatted shelving.

Bedroom One:

A through room with dressing area including built-in double wardrobe. Two radiators.

En Suite Shower Room:

A white suite includes a tiled shower enclosure with plumbed shower fitting and folding glass doors. Low level toilet suite and vanity wash-hand basin. Heated towel radiator.

Bedroom Two:

Built-in double wardrobe, radiator and dado rail.

Bedroom Three:

Built-in double wardrobe and radiator.

Bathroom / WC:

White suite with half height splashback tiling comprises a panelled bath, toilet and wash-hand basin. Radiator and electric shaver point.

EXTERNAL

Attached brick single garage:

With up-and-over door and double width block paved driveway providing space, potentially, for parking four vehicles.

Garden:

There is an open plan front lawn and the garden at the rear is fully enclosed by brick walling and timber lap fences. This comprises a paved patio and lawn. Two timber storage sheds.

Heating and Insulation:

The property has gas-fired radiator central heating and uPVC double glazing.

DESCRIPTION

This detached three bedroomed house is located on the very popular Broadgates development which dates from the mid 1990's when a former hospital site, in a mature treed setting within countryside, was redeveloped into an area of many detached family homes. The property has been carefully maintained by the current owners for the majority of its life and its features include wardrobes in all bedrooms, and en-suite, conservatory within the private enclosed garden and excellent off street parking. It is located close to a large area of open space on the edge of the development and being within the catchment for Beverley's Grammar and High Schools this property will appeal to buyers with children looking for good schooling.

LOCATION

Broadgates is less than 1.5 miles to the east of village amenities in Walkington which include a school, shop, community hall and public houses/restaurants. Beverley's historic town centre, with an array of shopping plus places to eat and socialise, is about two miles distant and is reached on the B1230 by crossing the Westwood pastures, common land which include the town's golf and horse racing courses. This road also links, via North Cave, with the M62 motorway which, along with the city centre of Hull, is about 10 miles distant.

