

Total area: approx. 174.4 sq. metres (1877.4 sq. feet)
 Floorplan of existing building.
 Plan produced using PlanIt.



£465,000

**15 Kirk Lane,
Walkington**

HEATING AND INSULATION

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

TENURE

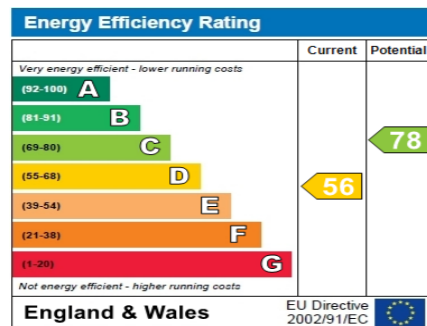
The property is held under freehold title with vacant possession on completion.

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 'F'.

VIEWING

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



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

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ACCOMMODATION

(All on the ground floor.)

ENTRANCE HALL

Radiator and ceiling coving.

SEPARATE WC

With low level toilet suite and wash-hand basin. Range of fitted storage units and cloaks cupboard.

LOUNGE

A fireplace of random Yorkstone and marble contains a living flame gas fire and there are two radiators and ceiling mouldings. Folding doors with two steps down open to:

DINING ROOM

With a mock corner fireplace, radiator and wide sliding patio doors open to:

CONSERVATORY

Two radiators.

FREEZER/WORK ROOM

Ideal for hobbies or additional utility space with sink unit.

BREAKFAST KITCHEN

With kitchen area fitted with Amtico flooring and base and wall units in a green oak-effect finish including worktops with one and a half bowl single drainer sink, Range cooker, dishwasher and fridge. Radiator.

UTILITY LOBBY

Plumbing for automatic washing machine and fitted shelving. Walk-in airing cupboard with wall mounted gas boiler and radiator.

BEDROOM TWO

Fitted with a range of furniture including triple wardrobe and dresser unit.

EN SUITE SHOWER / WC

Fully tiled with a quadrant shower enclosure and plumbed shower fitting, low level toilet suite and pedestal wash-hand basin. Radiator.

BEDROOM ONE

Fitted with furniture including wardrobes, bedside cupboards and overhead storage.

EN SUITE BATHROOM

Suite includes a corner bath with plumbed shower fitment above, bidet, low level toilet suite and pedestal wash-hand basin. Tiled walls with radiator.

BEDROOM THREE

Fitted triple wardrobe and radiator.

FAMILY BATHROOM

Fully tiled with suite comprising quadrant shower enclosure with plumbed shower fitting, corner spa bath, low level toilet suite and wash-hand basin within vanity units. Two radiators.

EXTERNAL

ATTACHED GARAGE

Accessed via a block paved driveway and forecourt parking. Electric main door, personal door, light & power.

GARDENS

The property is set within mature gardens which are afforded privacy by dense tree and shrub screen boundaries. Lawns to the front, side and rear also include a rear paved terrace with pond and mature planting.

15 Kirk Lane, Walkington, HU17 8SN

Description

A rare opportunity to acquire an exceptional individual home in a private village setting. This detached bungalow provides spacious single storey accommodation on a mature plot of about a quarter of an acre and exhibits considerable potential for modernisation and alteration to the individual needs of a discerning purchaser. The generously sized rooms include two reception rooms plus a conservatory enjoying aspects of the delightful rear garden, three double bedrooms, two of which are en-suite, and a breakfast kitchen. The property is in the village conservation area and is elevated from Kirk Lane within very attractive mature surroundings that include other individual detached homes on substantial plots all backing onto a tree lined walkway from the village main street to the nearby parish church.

Situation

Walkington village is 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. The property is located a few hundred yards south of the main street through the village along which are located a local shop/PO, modern parish hall and three public houses/restaurants. There is also a pretty village pond and village primary school which feeds into the Beverley High and Grammar schools.

