



West End, Walkington, Beverley, East Yorkshire, HU17 8SX

FINE & COUNTRY

DATING BACK OVER 200 YEARS, THIS DOUBLE FRONTED PERIOD HOUSE ENJOYS A CENTRAL VILLAGE SETTING WITH A SOUTH FACING GARDEN



If you are looking for village life, this double fronted period property provides an enviable lifestyle with four double bedrooms, a large open plan dining kitchen, two further generously proportioned receptions, multiple off-street parking and a superb south facing tiered garden with various outdoor entertaining areas, discreet patios, summerhouse etc. Take a look at the photographs to fully appreciate this unique property. We anticipate a high demand, waste no time in viewing.

Location

The exclusive village of Walkington lies approximately three miles to the west of the historic market town of Beverley, where first class shopping and other amenities are to be found, although local shopping and primary schooling exist within the village. Within a short driving distance is the Westwood and Beverley golf club. Good road connections allow the city of Hull to be reached within twenty minutes driving time and the city of York lies approximately twenty five minutes driving time to the north west. For those wishing to make use of the region's motorway network, a convenient link is available via North Cave, some eight miles distant. Main line British Rail stations at Hull Paragon and Brough lie equidistant from which a high speed train service is available to London Kings Cross, approximately two hours thirty minutes and a local British Rail service is available from Beverley.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance

To ...

Dining Room

With shuttered windows and double doors to the ...





Living Room

This generously proportioned room has aspects to three sides with double French doors enjoying a south facing aspect and access to the patio. Understairs storage cupboard.

Open Plan Dining/Living/Kitchen

Featuring a woodburning stove and a comprehensive range of bespoke floor and wall cabinets with complementing worktops and large centre island unit with breakfast bar. Ceramic Belfast sink, built-in double oven and hob. Patio doors give access to the south facing patio.

Cloakroom/W.C.

With wash hand basin.

First Floor

Landing

Bedroom 1

Bedroom 2
With dual aspect.

Bedroom 3

Bedroom 4



Bathroom

This generously proportioned bathroom has a five piece suite comprising freestanding bath, twin wash hand basins, large walk-in shower and low level w.c. with full complementing tiling and heated towel rail.

Outside

The property stands on an elevated site with a small forecourt to the front. A side driveway provides off-street parking. A gateway opens out into a rear paved area which is dual use for further parking or a large outdoor entertaining space which enjoys considerable privacy. Steps lead up to a raised split level garden which includes a discreet patio area, ideal for outdoor dining plus gazebo beyond which is a lawned garden with summerhouse and garden shed.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Agents Note

Please note that the side drive enjoys the benefit of a written agreement and right of way with the neighbouring chapel, full details available on request.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

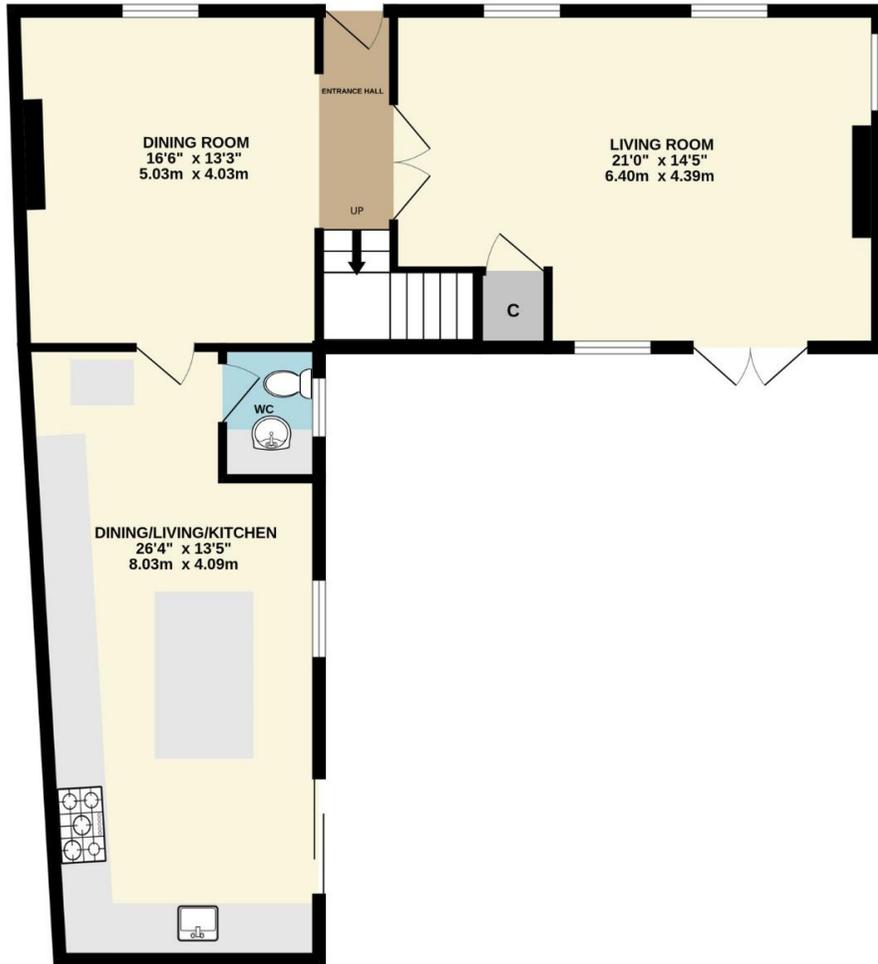
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Valuation/Market Appraisal:

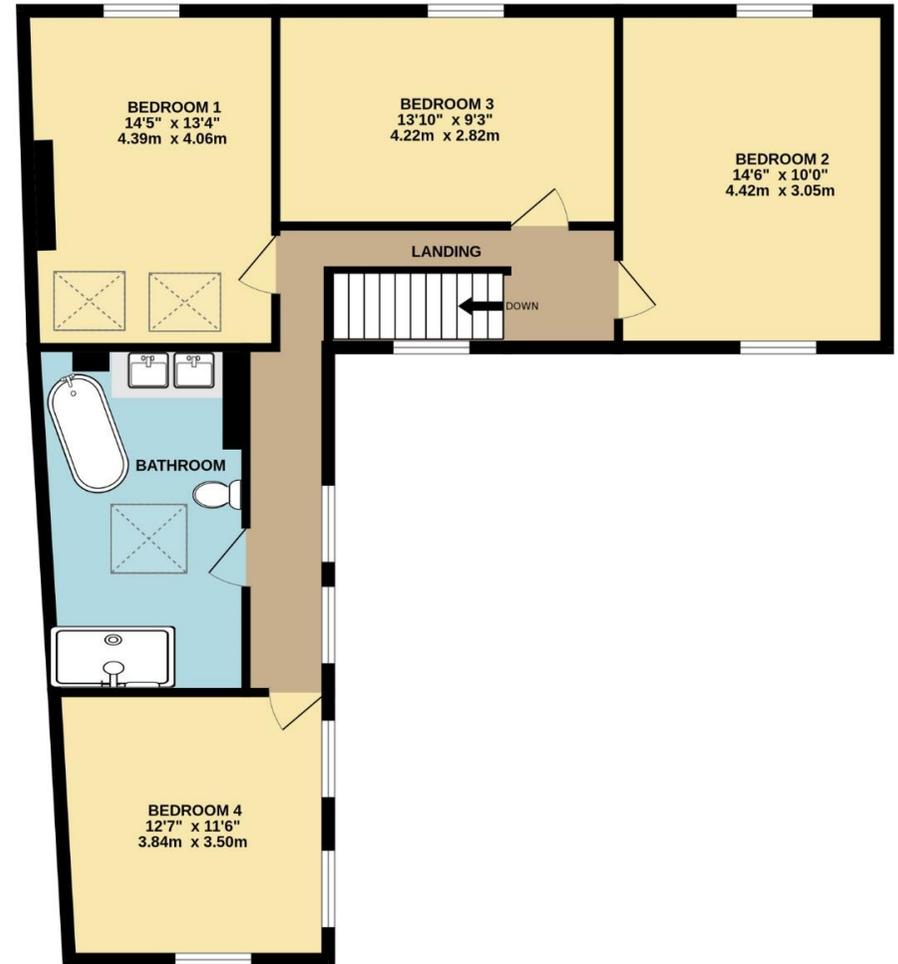
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GROUND FLOOR
848 sq.ft. (78.7 sq.m.) approx.

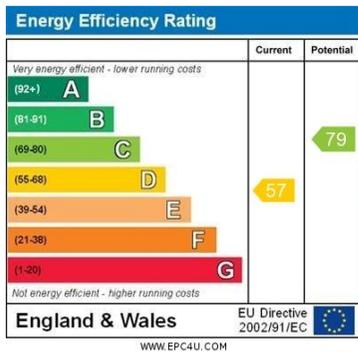


1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

