



8 Megson Way, Walkington, East Riding Of Yorkshire, HU17 8YA

FINE & COUNTRY

NESTLED IN A HIGHLY SOUGHT AFTER DEVELOPMENT NEAR WALKINGTON VILLAGE  
THIS PROPERTY OFFERS AMPLE SPACE FOR FAMILY



This property embodies the perfect blend of countryside tranquillity and convenient urban access. Its thoughtful layout and immaculate condition make it a dream home for families seeking both space and style.

Discover a charming and spacious family home near Walkington village and Beverley town centre. This property combines modern comforts with a stunning open-plan living area that offers views of the countryside. Situated in a peaceful cul-de-sac, it provides the perfect balance between rural charm and city convenience. Enjoy the harmony of indoor and outdoor living in this delightful home, designed for those who appreciate a serene lifestyle with the benefits of urban proximity.

#### Agents Thoughts

Welcome to your future home, where every detail is tailored to provide a comfortable and inviting living experience. As you step inside, you'll be greeted by a warm and welcoming atmosphere that makes you feel at ease immediately. This property is not just a house; it's a home that caters to the needs and desires of a modern family.

The heart of this home is undoubtedly the stunning open-plan living area. Flooded with natural light, this space is perfect for both relaxing family evenings and entertaining guests.

The seamless flow between the kitchen, dining, and living areas encourages a sense of togetherness, while the panoramic views of the surrounding countryside remind you of the natural beauty just outside your door.





Upstairs, the bedrooms offer a cosy escape from the hustle and bustle of daily life. Each room is thoughtfully designed to provide comfort and privacy, ensuring that every member of the family has their own personal sanctuary.

Outside, the garden is a continuation of the home's inviting ethos. It's a space where children can play freely, and adults can unwind amidst the gentle sounds of nature. The integration of indoor and outdoor living is seamless, making it easy to move between the comfort of the indoors and the freshness of the outdoors.

Location is key, and this home is perfectly situated. Just a stone's throw from Walkington village and Beverley town centre, you have easy access to local amenities, schools, and transport links, making daily life convenient and stress-free.

Yet, the tranquillity of the cul-de-sac setting means you're removed from the flurry of urban life, giving you the best of both worlds.

In essence, this property is more than just bricks and mortar; it's a backdrop to your family's memories, a place where you can grow, laugh, and live life to its fullest. It's not just a house; it's your next home.



### What Clients Love About Their Home

Our home's location in a quiet cul-de-sac offers a peaceful retreat from the hustle and bustle. We love the proximity to village life and the easy reach of Beverley's amenities. The rear extension has truly transformed our living experience, providing a bright and airy space for daily gatherings and relaxation.

Plus, the expansive field views bring a sense of calm to our everyday lives, creating a place we're proud to call home.

### Tenure

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.

### Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

### Mortgages

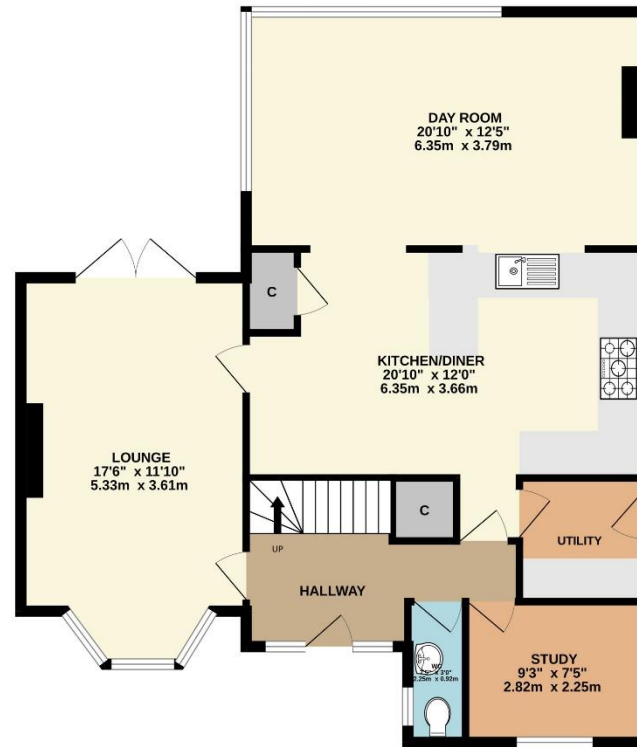
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### Valuation/Market Appraisal:

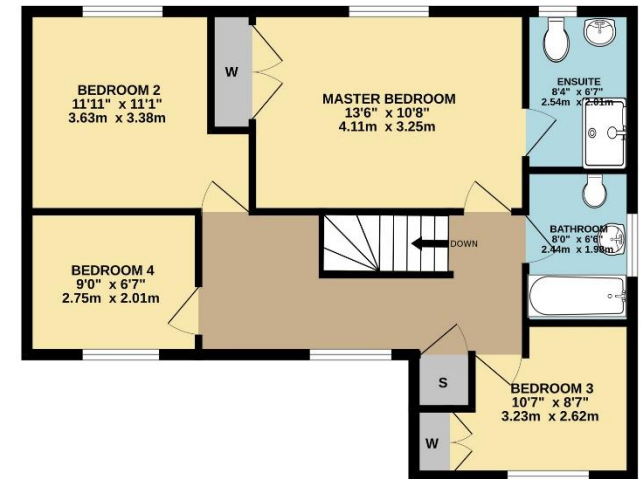
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GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (60.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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](http://www.fineandcountry.com)

