





The Property Specialists

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**21 Admiral Walker Road, Beverley HU17 8NP**  
**Offers in the region of £220,000**



- Great location - close to town centre
- Set back from the road
- Easy to maintain rear garden overlooking allotments
- Well proportioned family house
- Two reception rooms - three bedrooms
- Attractive extended modern kitchen
- Wood burning stove in living room
- EPC Rating: E

THE PROPERTY

A well proportioned, attractive and extended family home in an enviable position close to the town centre and set back from the road. Boasting an easy to maintain and landscaped garden backing onto allotments, the property also has off street parking and garage. Well proportioned throughout, there are two reception rooms, which allow flexibility of living space, with a wood burner in the living room. Additionally, there is also a good sized modern fitted dining kitchen, three bedrooms, a ground floor cloakroom, first floor bathroom and conservatory. The property has great appeal and viewing is highly recommended.

LOCATION

The property is in a very convenient location set back from Admiral Walker Road which is one of the main arterial routes leading into the centre of Beverley. This superb position provides ease of access to the broad array of amenities on offer in Beverley town centre and directly out onto the major road network linking Beverley with Hull and the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

With a double glazed glass panelled front door and stairs leading up to the first floor accommodation. Doors lead through to both the living room and dining room.

LIVING ROOM

17'6" x 11'6" (5.33m x 3.51m )  
A very well proportioned room, the focal point being a wood burning stove set in a fireplace with a slate hearth and exposed brick back and a wooden style mantel above, laminate flooring and bay window to the front elevation. Patio doors lead through into the:

CONSERVATORY

10'8" x 10'2" (3.25m x 3.10m )  
Of a wood construction with a door leading out onto the garden, stained wood flooring and wall mounted electric heater.

DINING/SITTING ROOM

10'5" x 11'10" (3.18m x 3.61m )  
With a double glazed bay window to the front elevation and laminate flooring.

DINING KITCHEN

12'11" x 11'4" (3.94m x 3.45m )  
An extension of the original house, this attractive modern dining kitchen has white gloss fronts and metallic finished laminate work surfaces, four ring gas hob with extractor over, integrated oven, stainless steel sink and drainer, space and plumbing for American style fridge freezer and washing machine, wood laminate flooring, a window to the rear elevation and space for a table.

INNER LOBBY

With a cupboard under the stairs and a door leading through to the:

DOWNSTAIRS CLOAKROOM

55" x 2'11" (16.76m x 0.89m )  
With a two piece sanitary suite comprising a wall hung hand wash basin and a low level WC, ceramic tiled splashbacks and window to the rear elevation.

FIRST FLOOR

BEDROOM 1

11'6" x 10'11" (3.51m x 3.33m )  
With window to the front elevation and laminate flooring.

BEDROOM 2

11'8" x 9'11" (3.56m x 3.02m )  
With a window to the front elevation, laminate flooring and built in wardrobe.

BEDROOM 3

8'3" x 7'1" (2.51m x 2.16m )  
With laminate flooring and a window to the rear elevation.

SHOWER ROOM

7'11" x 6'1" (2.41m x 1.85m )  
With a three piece modern sanitary suite comprising a shower cubicle with an Aqualisa electric power shower, vanity unit with semi-recessed hand wash basin and window to the rear elevation.

SEPARATE WC

With a wall hung hand wash basin and low level WC.

OUTSIDE

The property is in a tucked away position with brick setts laid on the front garden to provide parking for two cars. The driveway continues down the side of the property which is shared with No. 23 and leads up to the garage.

GARAGE

The garage has an up and over door and sits adjacent to the rear garden.

REAR GARDEN

The rear garden is Southerly facing and ideally backs on to allotments. Laid under pavings for ease of maintenance, there is a wide selection of mature shrubs and trees to the perimeter and a seating area under a pergola. A metal gate provides access onto the driveway and a further gate provides access to a 'right of way' around the back of the property.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

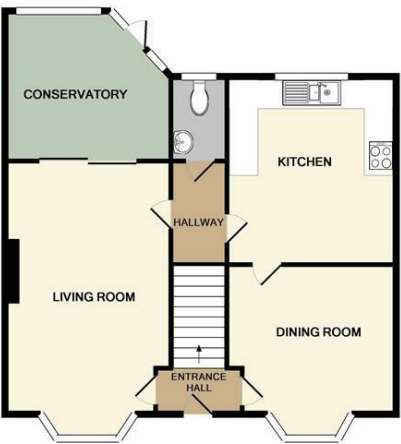
Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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