



Uplands Sharps Lane, Walkington HU17 8SQ
Guide Price £850,000

- Outstanding Edwardian style residence
- Substantially extended and modernised
- Approximately 3,500 square feet
- Superb contemporary accommodation
- Plot over half an acre
- Outstanding village location
- Superb facilities close by
- EPC: Awaiting

THE PROPERTY

Uplands is an absolutely stunning, Edwardian style detached residence standing prominently on a tree lined plot, which we believe extends to in excess of half an acre. The property has been sympathetically and comprehensively extended and updated by the current owners, and now offers wonderfully spacious 5/6 bedroomed accommodation over two floors of approximately 3,500 square feet.

Properties of this size and quality are a rarity in the current market and as Walkington is arguably the most sought after residential village serving the historic market town of Beverley, the opportunity to view Uplands should not be missed.

LOCATION

Walkington is a hugely popular residential village some two miles to the West of Beverley and with a range of local facilities within walking distance to include three public houses and associated restaurants and village supermarket in particular. There is also a well regarded local primary school within close walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

17'6" x 15'8" (5.33m x 4.78m)

An extremely useful, light and spacious reception area offering dining facility and having honed Cumbrian slate tiled floor, built-in cupboard, return staircase to first floor, sealed unit double glazed windows, two contemporary vertical radiators and French doors to stone terrace.

CLOAKROOM

7'6" x 6' (2.29m x 1.83m)

Low level w.c., wash hand basin, riven Cumbrian slate tiled floor, built-in cupboard and radiator.

LIVING ROOM

24'3" x 12'3" (7.39m x 3.73m)

Honed Cumbrian slate tiled floor, downlighters, recess for TV with inbuilt entertainment unit beneath, sealed unit double glazed windows to two elevations and three radiators.

SITTING ROOM

15' x 13'6" (4.57m x 4.11m)

Timber fireplace with marble effect inset and hearth with multi fuel stove, honed Cumbrian slate tiled floor, fitted base level cupboards, sealed unit double glazed bay window and two radiators.

DINING ROOM

16'6" x 12'6" opening to 15'2" (5.03m x 3.81m opening to 4.62m)

Honed Cumbrian slate tiled flooring, feature brick fireplace and open fire, sealed unit double glazed windows to two elevations and radiator.

KITCHEN/DAY ROOM

38' x 12' (11.58m x 3.66m)

A wonderfully spacious and extremely useful room having extensive base and eye level units including a centre island, with granite worktops incorporating a built-in electric double oven and electric hob with canopy over along with integrated dishwasher, riven Cumbrian slate tiled flooring, multi fuel stove, period style radiator, contemporary vertical radiator, further log burner and sealed unit double glazed windows.

REAR LOBBY

Honed Cumbrian slate tiled floor.

WALK-IN PANTRY

Fitted shelves, honed Cumbrian slate tiled floor and sealed unit double glazed window.

REAR PORCH

Riven Cumbrian slate tiled floor, sealed unit double glazed windows and door to outside.

UTILITY

6'10" x 9' (2.08m x 2.74m)

Fitted base and eye level units, stainless steel single drainer sink unit and plumbing for automatic washing machine and American style fridge freezer, floor standing oil fired central heating boiler, riven Cumbrian slate tiled floor, sealed unit double glazed window and sealed unit double glazed door to outside.

FIRST FLOOR

LANDING

Two built-in cupboards, sealed unit double glazed window and radiator.

BEDROOM 1

20'4" x 15'2" (6.20m x 4.62m)

Period tile fireplace with built-in fireside wardrobes, sealed unit double glazed windows to two elevations and two radiators.

EN-SUITE SHOWER ROOM

Riven natural slate tiled floor, shower in oversize cubicle, wash basin and low level w.c., sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

17' 12'2" (5.18m x 3.71m)

Varnished floorboards, fitted wardrobes, sealed unit double glazed windows and radiator.

BEDROOM 3

20'6" x 8'6" (6.25m x 2.59m)

Varnished floorboards, built-in wardrobe, sealed unit double glazed large bay window with window seat and radiator.

EN-SUITE

Shower in quadrant cubicle, wash basin and low level w.c., period tile fireplace, tiled floor and chrome towel radiator.

BEDROOM 4

15' x 13'6" (4.57m x 4.11m)

Period tile fireplace and hearth with open fire, fitted wardrobes, picture rail, sealed unit double glazed bay window, further sealed unit double glazed window overlooking open countryside and radiator.

BEDROOM 5

13'6" x 10' (4.11m x 3.05m)

Laminate flooring, built-in fireside wardrobes, sealed unit double glazed window and radiator.

STUDY

15' x 6'3" (4.57m x 1.91m)

Varnished floorboards, large sealed unit double glazed bay window overlooking the rear garden, further sealed unit double glazed window to the side elevation and two radiators.

FAMILY BATHROOM

11' x 7'8" (3.35m x 2.34m)

Cast iron freestanding bath, shower in individually designed circular tiled enclosure, low level w.c. and wash basin, riven natural slate tiled floor and chrome towel radiator.

OUTSIDE

The property stands on a very generous mature tree lined plot which we believe extends to in excess of half an acre, and makes for wonderful incredibly private gardens, which are laid mainly to lawn but benefit from extensive planting areas, with the majority of the garden having a South-Westerly aspect. A large gravel driveway provides parking for multiple cars, and there is a large detached garage which has the benefit of mezzanine storage with a separate brick built potting shed behind.

Various stone paved seating areas including a delightful and extremely useful paved terrace to the front of the property.

SERVICES

All mains services are available or connected to the property. The property also benefits from a high speed broadband connection.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from both hardwood and PVCu sealed unit double glazing.

TENURE

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

VIEWING

Contact the agent's 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.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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