



QUICK & CLARKE
The Property Specialists

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11 George Lane, Walkington HU17 8XX
Guide Price £375,000

- Outstanding family home
- Approximately 1,311 sq ft
- A lovely double fronted design
- Delightful plot in a great family location
- Two receptions and conservatory
- Master with en-suite
- Grammar School and High School catchment area
- Excellent village primary school
- Double garage
- EPC: awaited

THE PROPERTY

A lovely imposing detached double fronted residence, in the heart of this most popular development which is great for families, and offers accommodation in excess of 1,311 square feet comprising two reception rooms with conservatory, kitchen and utility at ground floor, and having master bedroom with en-suite shower room, three further bedrooms and family bathroom at first floor level. The property stands on a good sized plot with large open plan lawned garden to the front, good sized rear lawned garden and side driveway leading to the double garage.

LOCATION

Walkington is a favoured 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

ENTRANCE HALL

Part panelled walls with dado rail and ceiling coving, PVCu sealed unit double glazed door and radiator.

CLOAKROOM

Low level WC, pedestal wash basin, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

11'3" x 19' (3.43m x 5.79m)
Feature painted timber fireplace with marble effect inset and hearth, living flame gas fire, ceiling coving, two double radiators, French doors to conservatory, and PVCu sealed unit double glazed windows to front elevation.

CONSERVATORY

12'6" x 10' (3.81m x 3.05m)
Of PVCu sealed unit double glazed and brick construction with tile effect flooring and French doors to garden.

DINING ROOM

11'3" x 9' (3.43m x 2.74m)
Approached via French doors from the entrance hall, with two PVCu sealed unit double glazed windows to the front elevation, ceiling coving and radiator.

KITCHEN

11'3" x 9'6" (3.43m x 2.90m)
Base and eye level units with roll edge worksurfaces incorporating an electric double oven with four ring gas hob, single drainer sink unit, plumbing for dishwasher, radiator and PVCu sealed unit double glazed window overlooking rear garden.

UTILITY

6'3" x 6' (1.91m x 1.83m)
Fitted base unit with roll edge worksurface and larder cupboard, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, sealed unit double glazed door to rear garden and radiator.

FIRST FLOOR

LANDING

Part panelled walls with dado rail and loft access, also incorporating an airing cupboard housing hot water cylinder with electric immersion heater, and PVCu sealed unit double glazed window.

MASTER BEDROOM

12' x 10'8" (3.66m x 3.25m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

8'7" x 3'3" (2.62m x 0.99m)
Low level WC, pedestal wash basin and shower in separate cubicle, PVCu sealed unit double glazed window, part tiled walls and radiator.

BEDROOM 2

11'6" x 8'9" (3.51m x 2.67m)
Built-in wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'6" x 7'4" (3.51m x 2.24m)
Built-in wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 4

11'8" x 6'9" (3.56m x 2.06m)
Built-in wardrobe, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

8'8" x 6'5" (2.64m x 1.96m)
Panelled bath with tiled splashback, pedestal wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

GARDENS

To the front of the property is a very good sized open plan lawned garden with extensive planting bed and mature tree, along with a side double driveway. To the rear of the house is a very attractive and well-proportioned lawned garden with flower beds, and having paved seating area

DOUBLE GARAGE

The property benefits from an attached double garage with up & over door having light and power laid on, along with personnel access door to the rear.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally

based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

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.

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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