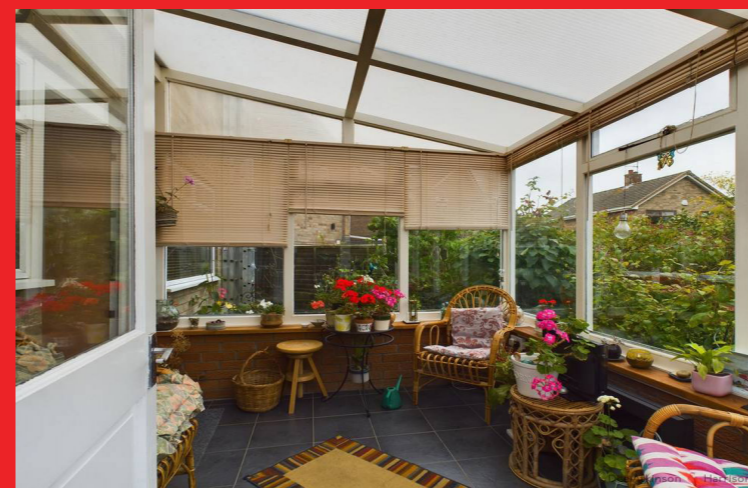




£310,000

33 All Hallows Road,
Walkington



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



DESCRIPTION

A well presented and proportioned three bedroom detached family house located in the sought after village of Walkington.

The property has a lovely family feel and offers well proportioned accommodation with a full width kitchen diner enhancing the modern family living space. With gas central heating and double glazing it briefly comprises: Entrance Porch, Entrance Hall, WC Cloaks, Living Room, modern fitted Dining Kitchen with breakfast bar, Conservatory, and to the first floor are Two Double Bedrooms, a further decently sized Single Bedroom and modern Bathroom. There are well maintained gardens to the front and rear and a double width driveway provides off street parking leading to a single garage. A lovely, much loved family home in good condition and in a great location that is also very convenient for Walkington primary school. The house may offer an opportunity to extend to the side (subject to necessary permissions) offering the opportunity for it to grow with a new owner's needs.

A lovely house which can be viewed through our 360 tour but an early internal inspection is highly recommended.

LOCATION

The property occupies an attractive location in the highly regarded village of Walkington which sits just to the south-west of Beverley. The village provides a range of amenities including a convenience store, 3 pubs, a primary school and church. An extensive range of other amenities are available in nearby Beverley.

ACCOMMODATION

- Entrance Porch
- Entrance Hall
- WC Cloaks
- Living Room
- Dining Kitchen - full width
- Conservatory
- 2 Double Bedrooms
- 3rd Bedroom with fitted wardrobes
- Bathroom
- Double width driveway
- Attached Garage
- Front & Rear Gardens

33 All Hallows Road, Walkington, HU17 8SH

HEATING AND INSULATION

The property has a gas-fired central heating system and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

