



Total area: approx. 158.9 sq. metres (1710.1 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

TENURE

Freehold. Vacant possession upon completion.

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 'E' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.

£325,000

**19 Crake Wells,
Walkington**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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This is a really spacious property that enjoys a great location in this highly sought after village, particularly with school playing fields located to the rear. It will be of significant interest to a range of purchasers, not just those looking specifically for a bungalow, and an early internal inspection is highly recommended.

LOCATION

The property occupies a cul de sac 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 Hall

WC Cloaks

Living Room - a good size 7.29 m x 5.17m (at widest). Multi-fuel stove.

Dining Room

Kitchen - with appliances including dishwasher, fridge, hob and double oven. Utility space.

Master Bedroom

En Suite Shower Room

2 Double Bedrooms

Bathroom - with separate shower unit.

Front Gardens

Driveway - spacious and block paved.

Double Garage

Rear Gardens - landscaped with summerhouse and shed.



19 Crake Wells, Walkington, HU17 8SB

A spacious extended 3 bedroom detached bungalow in this highly regarded residential village. The property has an impressive front aspect and offers a good degree of accommodation including 2 reception rooms as well as the three double bedrooms (1 en suite).

The property has been well looked after although a new owner may want to update some areas cosmetically. The accommodation in full comprises: An Entrance Hall, WC Cloaks, a very good sized 7.29m Living Room with windows to two aspects and a wood burning stove, a Dining Room that opens on to an attractively fitted Kitchen with a range of appliances and a pantry cupboard, a Utility space, a Master Bedroom with en suite Shower Room, 2 further double Bedrooms and a Bathroom with modern suite and separate shower unit. There are good sized largely lawned gardens to the front of the property and a block paved driveway provides off street parking for a number of vehicles and leads to an attached Double Garage with remotely operated electric door. There are further gardens to the rear that have been landscaped for ease of maintenance, with shed and summerhouse. The grounds of Walkington Primary School sit beyond the rear garden so it is not overlooked.

