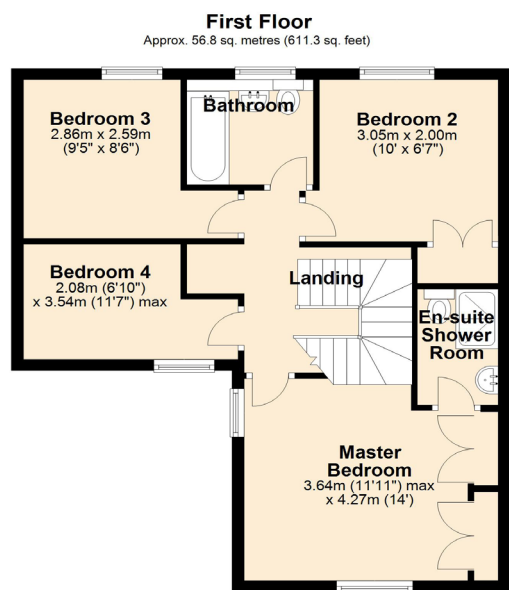


Total area: approx. 137.2 sq. metres (1477.1 sq. feet)  
Floorplan of existing building.  
Plan produced using PlanUp.



£360,000

15 Megson Way,  
Walkington

#### HEATING AND INSULATION

The property has gas-fired central heating 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison





# 15 Megson Way, Walkington, HU17 8YA

A four bedroom detached house on this highly regarded development sitting just beyond Beverley's famous Westwood and on the edge. The modern property has been thoughtfully extended to provide a great family room to the rear, so it provides excellent ground floor space.

The property is bigger than it might appear from the kerbside offering nearly 1,500 sq ft (including the garage) of accommodation, with good distribution amongst the bedrooms and the excellent ground floor space. With an attractive living room to the front the full accommodation comprises: Entrance Hall, WC Cloaks, Living Room, Dining Room opening onto a good sized Family Room, a Fitted Kitchen and Utility Room. To the first floor is an attractive Master Bedroom with extensive fitted wardrobes and an En Suite Shower Room, two further Double Bedrooms and a decent Single Bedroom as well as a house Bathroom. There are open plan gardens to the front of the house that are largely laid to lawn and a block paved double width driveway leads to an integral single garage with power and light laid on and a courtesy door giving access to the family room. To the rear of the property is a largely lawned garden with a paved patio area and timber fence to surround. The house benefits from gas central heating and uPVC double glazing. We think many buyers would be interested in reconfiguration of the ground floor and either relocating the kitchen into the family room or merging the current kitchen and dining room. This lovely home will appeal to a range of buyers, foremost among them are likely to be families looking for modern accommodation with a good school catchment area. An early internal inspection is highly recommended to fully appreciate all it has to offer.



## LOCATION

The Broadgate estate, of which Megson Way is part, lies just to the west of Beverley with the famous Westwood inbetween and to the east of Walkington village. The village provides a number of useful amenities including a well regarded primary school, pubs, a convenience store and church. The Westwood is host to Beverley Golf Course and Beverley racecourse, and offers great dog walking and exercise opportunities. Beverley itself provides a wide range of other amenities which are supplemented by those available in Hull, or at a further distance, York.

## ACCOMMODATION

Entrance Hall

WC Cloaks

Living Room - a good sized squarish room with bay window to the front.

Dining Room - which opens onto...

Family Room - a spacious room with lots of windows including two velux style, 3 to the rear and French doors to the side with further glazing to either side of that.

Kitchen - a fitted kitchen with electric oven and grill, hob and filter canopy over.

Utility Room

First Floor Landing

Master Bedroom - extensive wardrobes.

En Suite Shower Room - an attractive fitted suite.

Double Bedroom - with a built in wardrobe.

Double Bedroom

Single Bedroom

Bathroom - with a modern white suite.

Front Garden - open and largely laid to lawn.

Driveway - double width and block paved.

Garage - up and over door, power and light, courtesy door to family room.

Rear Garden - largely laid to lawn with a patio area.

