



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 'F' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£500,000

**Chestnut House,
30 East End,
Walkington**



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Dee Atkinson & Harrison



Chestnut House, 30 East End, Walkington, HU17 8RY

A rare opportunity to secure a detached cottage style property in the heart of this highly sought after East Yorkshire Village. With what are believed to be elements of a period building including a gable end and the front wall the property has a lovely character and provides extensive living space supplemented by four first floor bedrooms, three of which are doubles.

The property overlooks the western edge of the picturesque village pond and is nestled behind a mature beech hedge. An expansive area of gravelled hardstanding provides parking for a number of vehicles and gives access to the integral garage. The attractive period entrance and door opens into the entrance hall with stairs to the first floor and a WC cloaks. There is a spacious living room with double doors leading to the garden room. To the other side of the entrance hall there is a dining room with French windows opening onto the garden and a newly fitted breakfast kitchen with a range of fitted appliances. A utility room provides access to the garage and also the garden. The property benefits from a gas fired central heating system and extensive uPVC double glazing.



ACCOMMODATION

GROUND FLOOR

A traditional hardwood entrance door gives access to an:

Entrance Hall

With oak-style flooring, radiator, dado rail, stairs to first floor and understairs storage cupboard. uPVC window to front.

Living Room

A spacious room with oak-style flooring, uPVC double glazed window to front, fireplace, dado rail, ceiling coving and radiator. Double doors provide access to the:

Garden Room

With double glazed French windows leading on to a patio, oak-style flooring and radiator.

Dining Room

UPVC double glazed window to front, oak-style flooring, radiator, picture rail and uPVC double glazed doors to garden.

Kitchen

A newly fitted kitchen with a range of Shaker-style units in white including electric oven and grill, halogen hob, dishwasher, fitted fridge and freezer, resin one and a half bowl sink and single drainer, tiled splashbacks, uPVC double glazed window to front, radiator, uPVC double glazed window to rear and oak-style flooring.

Utility Room

Base and wall level fitted units, stainless steel sink, inset work surface, uPVC double glazed door to side, uPVC double glazed window to side and door to garage.

FIRST FLOOR

Landing

A long first floor landing provides access to all bedrooms. There is a uPVC double glazed window to front, uPVC double glazed window to rear, dado rail, two radiators and wall light points.

Master Bedroom

A range of fitted wardrobes, uPVC double glazed window to rear, radiator and wall light points.

En Suite Shower Room

Low flush WC, wall mounted wash-hand basin and shower unit with electric shower over. Tiled walls.

Bedroom Two

UPVC double glazed window to rear, radiator, fitted wardrobe, fitted vanity area and dado rail.

Bedroom Three

UPVC double glazed window to rear and side, fitted wardrobes, fitted vanity area with inset hand basin, radiator and doors providing access to under eaves storage.

Family Bathroom

UPVC double glazed window to the rear. A white suite comprises panelled bath, shower cubicle with electric shower unit, vanity wash-hand basin and low level WC. Storage cupboard, heated towel rail tiled floor and part tiled walls.

Bedroom Four

A single bedroom with uPVC double glazed window to side and radiator.

OUTSIDE

To the front of the property lies an extensive area of gravelled car hardstanding with mature beech hedge to perimeters. There is a range of other trees, shrubs and planting. A remotely operated up-and-over garage door provides access to a garage with power and light laid on, window to side, gas-fired boiler supplying all domestic hot water and central heating requirements with courtesy door to utility room. To the rear of the property is a delightful mature cottage garden with paved patio area and an extensive range of well stocked beds and borders, a number of specimen trees and climbing plants. The gardens are very private in nature not being directly overlooked and have a delightful south-facing aspect.

