

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Waudby Close

Walkington, Beverley, HU17 8SA

Offers In The Region Of £387,000



# 9 Waudby Close

Walkington, Beverley, HU17 8SA

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### ENTRANCE HALL

Composite front entrance door to the front aspect, LTV flooring and vertical radiator.

### SNUG

UPVC window to the front aspect, under floor heating, LVT floor, power and TV points.

### KITCHEN/DINER FAMILY ROOM

Aluminium bi-folding doors, under floor heating, LVT flooring, range of wall and base units with roll top work surfaces, splash backs, sink and drainer unit with boiling tap, dishwasher, two ovens, space for fridge/freezer, electric hob, log burner, extractor fan, USB charging point and power points.

### PANTRY

### UTILITY

Plumbed for washing machine and space for a tumble dryer access is to the rear of the garage.

### HOME OFFICE

Outside insulated home office, wired internet, power and lighting.

### DOWNSTAIRS TOILET

Tiled flooring, low flush WC and wash hand basin.

### FIRST FLOOR LANDING

Loft access with ladder and power points.

### BEDROOM ONE

UPVC double glazed window to the front

aspect, vertical radiator, USB charging and powerpoints.

### BEDROOM TWO

UPVC double glazed window to the rear aspect, vertical radiator, TV point and power points.

### BEDROOM THREE

UPVC double glazed window to the rear aspect, vertical radiator and power points.

### BEDROOM FOUR

UPVC double glazed window to the rear aspect, storage cupboard, vertical radiator and power points.

### SHOWER ROOM

UPVC double glazed opaque window to the side aspect, tiled walls, tiled flooring, mains shower, low flush WC, wash hand basin with vanity unit and extractor fan.

### GARDEN

Mainly laid to lawn with plant and shrub borders, rear access, patio area, outside tap, outside lighting. Garden room available to purchase via separate negotiation.

### GARAGE

Up and over door with power and lighting.

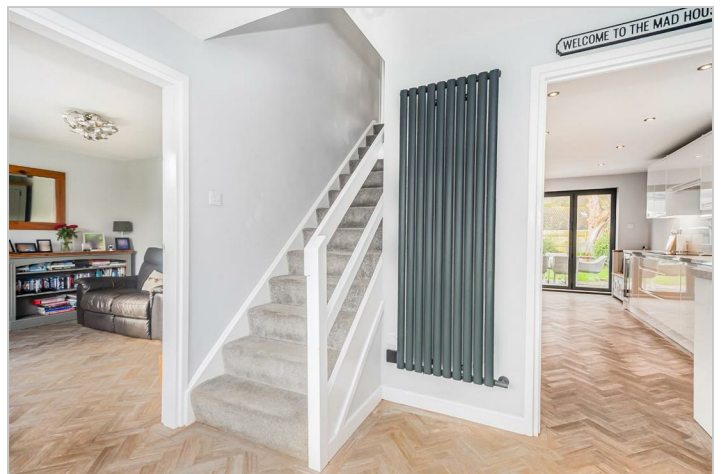
### SOLAR PANEL BATTERIES

Material Information - Hunters Beverley

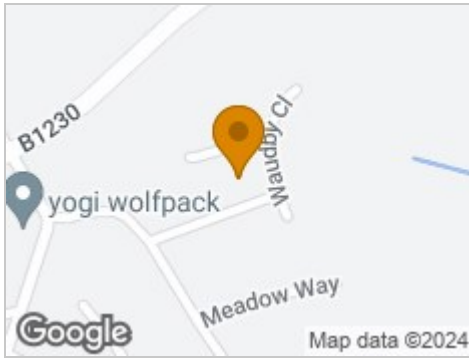
Tenure Type; Freehold

Council Tax Banding; E

**\*\*A STUNNING FOUR BEDROOM ECO HOME WITH FABULOUS GARDEN SET WITHIN THE HIGHLY DESIRABLE VILLAGE OF WALKINGTON\*\*** This captivating 4-bedroom residence effortlessly combines modern luxury with the timeless charm of its surroundings. Step through the inviting entrance to discover a spacious and meticulously designed interior. The living areas boasts contemporary finishes with gleaming hardwood floors leading the way, while the adjoining dining area offers a perfect setting for gatherings with family and friends. Beyond the interior, the property extends its allure outdoors, featuring a meticulously landscaped garden that provides a serene escape. A charming patio area beckons for outdoor entertaining or quiet moments of reflection, offering a perfect balance between privacy and connection with the town's historic ambiance. A perfect family home situated in a beautiful village location with peaceful walks, inviting pubs and many more amenities. This property benefits from solar panels and electric heating throughout.



## Road Map



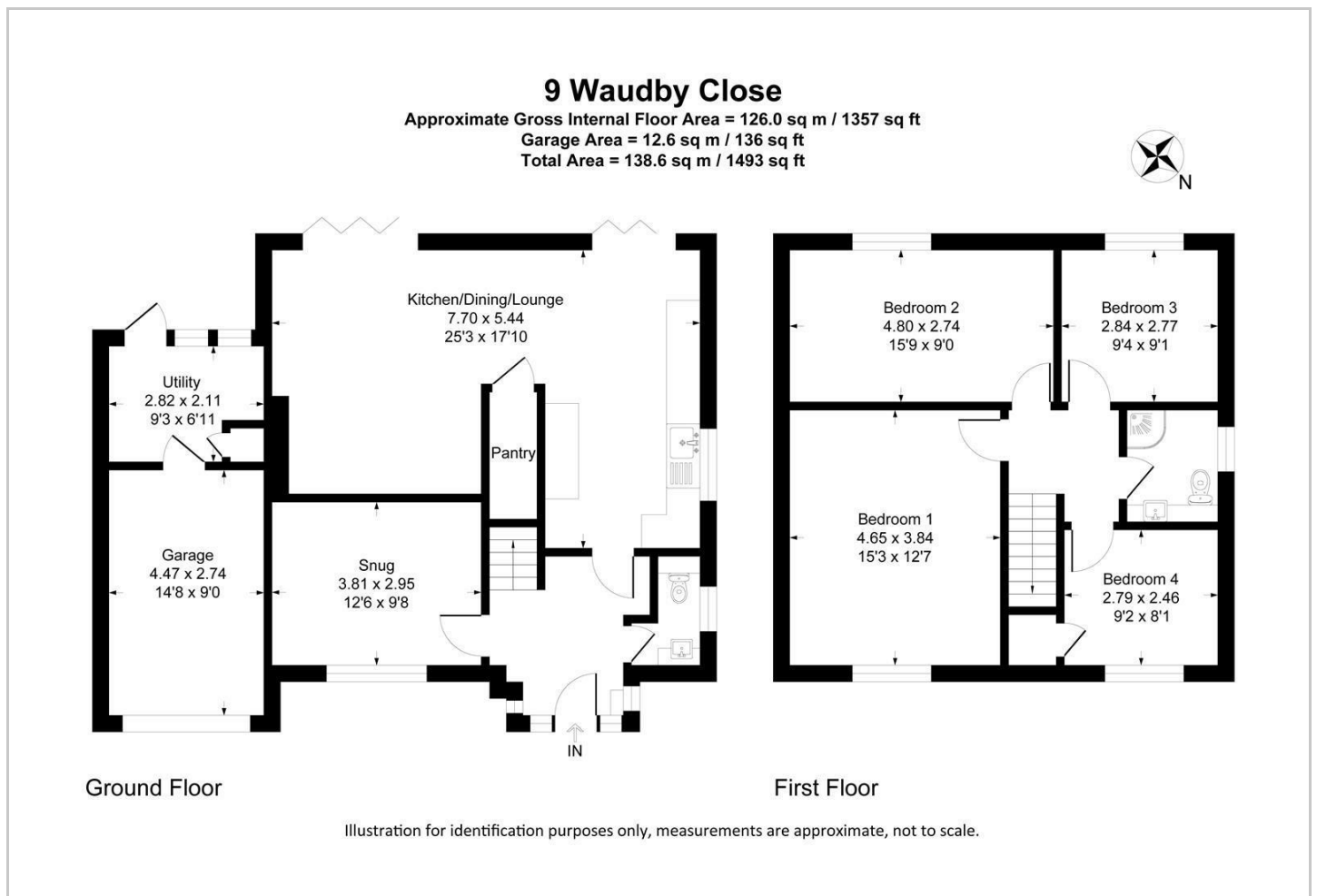
## Hybrid Map



## Terrain Map



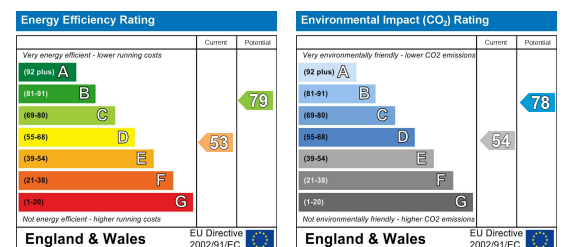
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.