



Little Weighton Road, Walkington, East Yorkshire, HU17 8SP

Offers In The Region Of  
£650,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Little Weighton Road, Walkington, East Yorkshire, HU17 8SP

## Offers In The Region Of £650 000

Nestled in the heart of a charming village, this 4-bedroom house offers a quintessential blend of modern comfort and idyllic surroundings. Surrounded by the natural beauty of the countryside, the residence beckons with a sense of tranquillity and a connection to the land.

Upstairs, the four bedrooms offer ample space for both family life and personal retreats. Each room is a haven of comfort, adorned with windows that frame the scenic beauty outside. The master bedroom, in particular, boasts an ensuite bathroom and panoramic views, providing a serene sanctuary.

The true magic of this residence lies in its proximity to scenic walks that wind through the village and lead to the nearby historic town. Strolling along these pathways, you'll discover the beauty of the landscape and the rich history that surrounds the area. It's an invitation to explore and appreciate the tapestry of nature and heritage that defines this charming locale.





#### ENTRANCE HALL

Wooden entrance door, window to the front aspect, stairs to first floor landing, under stairs cupboard, radiator and power points.

#### DOWNSTAIRS TOILET

Window to the rear aspect, coving, part tiled walls, low flush EC, wash hand basin with vanity unit and radiator.

#### CLOAK ROOM

Space to hang coats and shoes.

#### SITTING ROOM

Sash window to the front aspect, coving, laminate laid style flooring, window seat, period open fireplace, fitted cabinets, radiator, TV point and power points.

#### LIVING ROOM

Windows to the rear aspect, French doors to conservatory, coving, fitted cabinets, radiator and power points.

#### CONSERVATORY

Windows to the rear aspect, door to the side aspect, French doors onto garden, tiled flooring, radiator and power points.



#### KITCHEN/BREAKFAST ROOM

UPVC double glazed windows to the side aspect, French doors to conservatory, range of wall and base units with wooden work surfaces, tiled splash backs, integrated dishwasher, percaline sink, electric oven, gas range hob and power points.

#### UTILITY ROOM

UPVC double glazed window to the side aspect, UPVC door to the side aspect, laminate laid style flooring, base units with roll top work surfaces, boiler and power points.

#### FIRST FLOOR LANDING

Sash window to the front, UPVC double glazed window to the side aspect, feature brick wall, loft access, radiator and power points.

#### BEDROOM ONE

UPVC double glazed window to the rear aspect, French doors onto balcony, fitted wardrobes, coving, radiator and power points.

#### EN SUITE/ SHOWER ROOM

UPVC double glazed window to the side aspect, part tiled walls, fully tiled shower cubicle with power, low flush WC, wash hand basin with vanity unit, radiator with heated towel rail and extractor fan.





#### BEDROOM TWO

Sash windows to the front aspect, coving, wooden flooring, ornate feature fireplace, radiator and power points.

#### BEDROOM THREE

UPVC double glazed window to the rear aspect, coving, fitted wardrobes, fitted desk and power points.

#### BEDROOM FOUR

Sash window to the front aspect, coving, fitted wardrobes, radiator and power points.

#### BATHROOM

UPVC double glazed opaque window to the rear aspect, part tiled walls, three piece bathroom suite comprising; shower over the bath with mixer taps, low flush WC, wash hand basin with vanity unit, radiator and extractor fan.

#### WORKSHOP

Insulated aluminium open and out doors with power and lighting.



#### DRIVEWAY

Gravelled driveway with ample parking, shrub borders, outside lighting, electric vehicle charging point.

#### GARDEN

Rear garden is landscaped with plant and shrub borders, central mature oak tree with treehouse, patio area with BBQ, green house, large shed, outside taps and outside lights.

#### ADDITIONAL INFORMATION

The property has full planning approval for a single story extension to the rear and first floor extension.

Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

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.

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**24 little Weighton Road, HU17**  
Approximate Gross Internal Floor Area = 212.4 sq m / 2287 sq ft

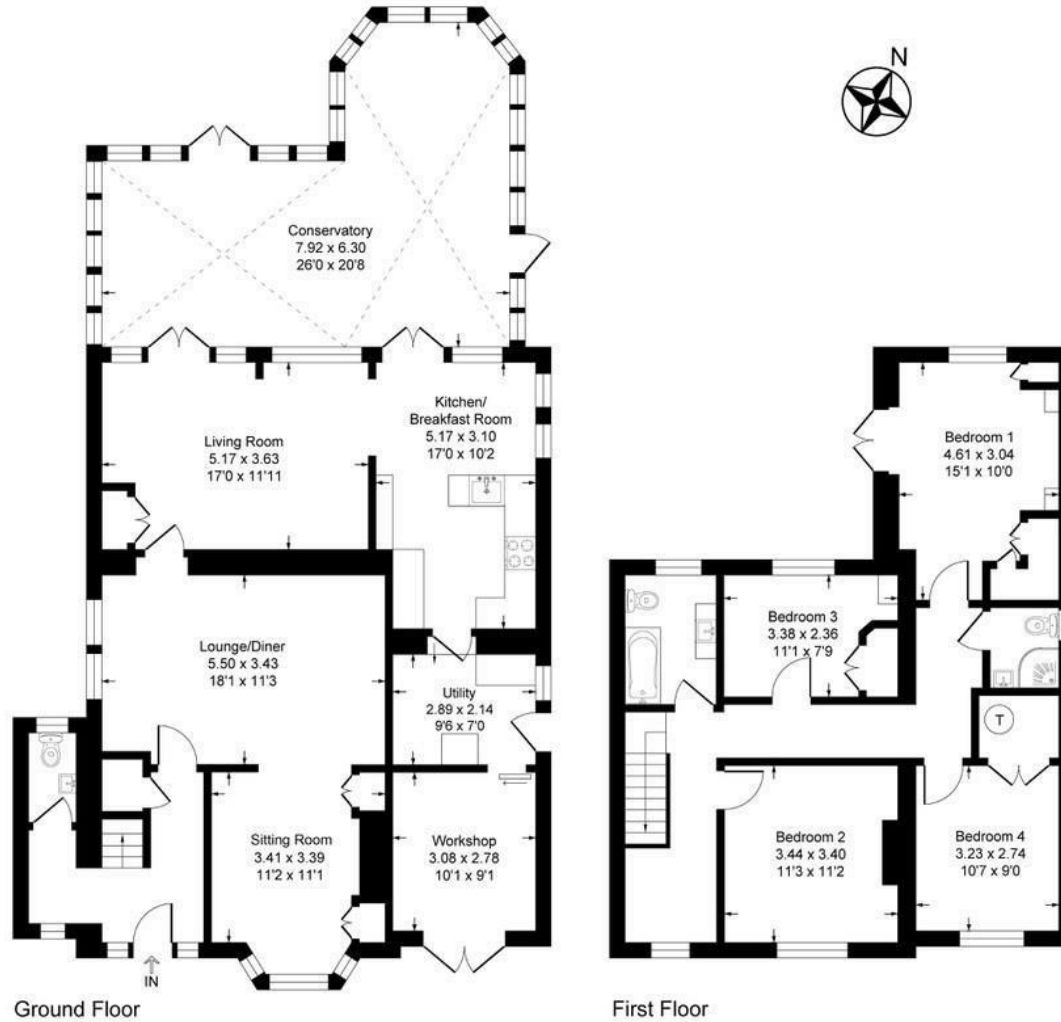


Illustration for identification purposes only, measurements are approximate, not to scale.

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

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