

HUNTERS[®]

HERE TO GET *you* THERE



West End

Walkington, HU17 8SX

Offers In The Region Of £185,000



24 West End

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RECEPTION ROOM

14'5" x 15'7" max (4.39 x 4.75 max)

UPVC double glazed window to the front aspect, Composite front entrance door, feature fireplace with gas burning stove, beamed ceiling, under stairs cupboard, telephone, TV and power points, electric radiator and stairs ascending to the first floor landing.

KITCHEN

11'8" x 6'10" (3.56 x 2.08)

UPVC double glazed window and door to the rear aspect, electric radiator, a range of wall and base units with roll top work surfaces, integrated dishwasher, space for washer/dryer, integrated fridge/freezer, electric oven, gas hob, extractor hood, sink and drainer unit, boiler and power points.

BEDROOM

10'3" x 14'8" (3.13 x 4.47)

UPVC double glazed window to the front aspect, electric radiator, telephone point and power points.

SHOWER ROOM

5'8" x 8'10" (1.73 x 2.69)

UPVC double glazed window to the rear aspect, electric radiator, walk in shower with main feed power shower, low flush WC, wash hand basin with pedestal and extractor fan.

GARDEN

Enclosed rear cottage garden with brick patio area and garden shed.

PARKING

On street parking.

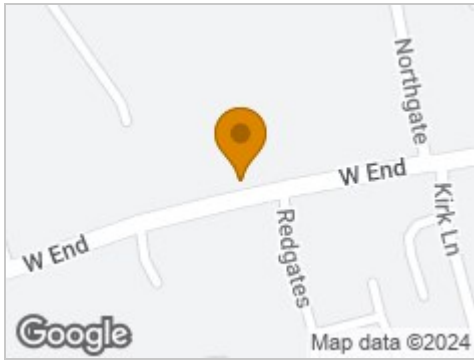
Material Information - Hunters Beverley

Tenure Type; Freehold
Council Tax Banding; B

***NO ONWARD CHAIN * AN ELEGANT ONE BEDROOM COTTAGE SITUATED IN THE HEART OF THE PICTURESQUE VILLAGE OF WALKINGTON!!** This charming one bedroom property is situated in the centre of the sought after village of Walkington, a picturesque village that offers endless country-side walking and cycling routes, local post office, convenience store, highly regarded primary school, three public houses, two of which serve food and handy bus routes that take you directly to the neighbouring town of Beverley which offers a further array of shops, supermarkets, popular restaurants, coffee houses and much more. The inviting cottage has a warm and cosy feel through-out and offers a perfect first home, downsize or home away from home and is ready to move in, unpack and enjoy. The property itself briefly comprises; reception room, kitchen, bedroom, shower room, garden to the rear and on-street parking. Viewings are highly advised to avoid missing out on this wonderful home.



Road Map



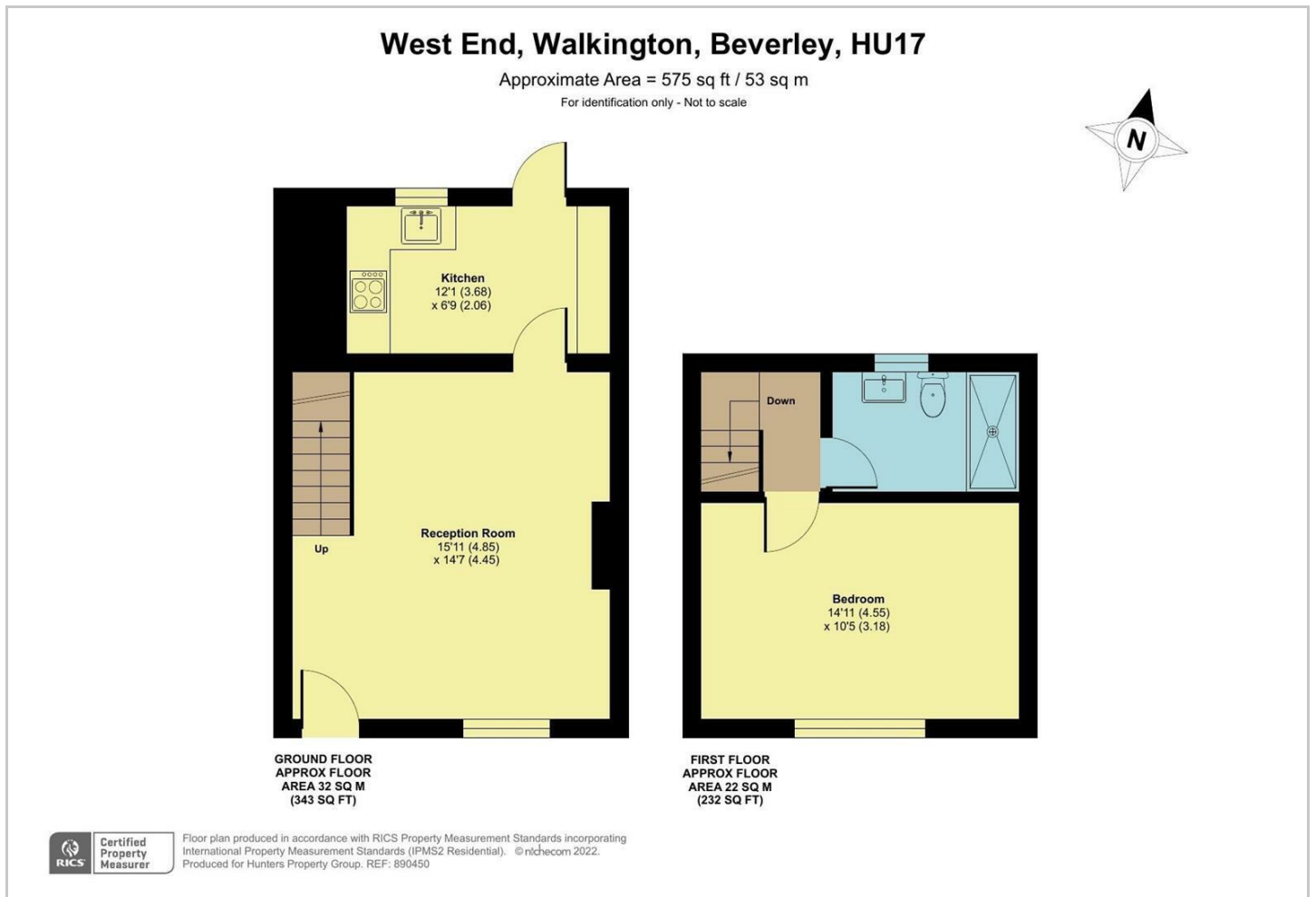
Hybrid Map



Terrain Map



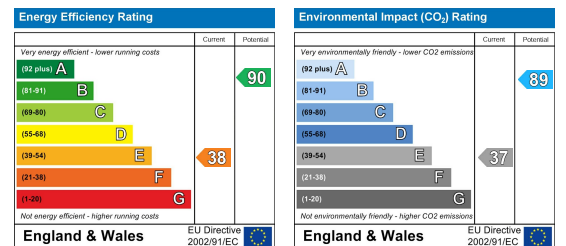
Floor Plan



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.