

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS[®]

George Lane

Walkington, Beverley, HU17 8XX

Offers In The Region Of £450,000



Council Tax: E



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Entrance Hall

UPVC door to the front aspect, coving, textured ceiling, understairs cupboard, radiator and stairs to the first floor landing.

Downstairs W/C

UPVC window to the side aspect, textured ceiling, low flush WC, wash hand basin and tiled walls.

Study

UPVC window to the front aspect, coving, textured ceiling, radiator, tele phone point, TV point and power points.

Lounge

UPVC bay window to the front aspect, French doors onto the garden, coving, textured ceiling, open fire, radiator power points and TV point.

Kitchen

UPVC window to the rear aspect, textured ceiling, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor fan and power points.

Utility Room

Door to the side aspect, textured ceiling, roll top work surface, vinyl flooring, space for washing machine, space for tumble dryer and power points.

Dining Room

UPVC bay window to the rear aspect, coving, textured ceiling, radiator and power points.

First Floor Landing

UPVC window to the front aspect, textured ceiling, radiator and power points.

Bedroom one

UPVC window to the rear aspect, fitted wardrobes, radiator and power points.

Ensuite

UPVC window to the rear aspect, tiled flooring, heated towel rail, under floor heating, fully tiled shower cubicle with power shower, separate bath with mixer taps, low flush WC, vanity unit, tiled walls and extractor fan.

Bedroom Two

UPVC window to the rear aspect, textured ceilings, fitted wardrobes, radiator and power points.

Bedroom Three

UPVC window to the front aspect, textured ceiling, air conditioning unit, fitted wardrobes, radiator and power points.

Bedroom Four

UPVC window to the front aspect, textured ceilings, radiator and power points.

Bathroom

UPVC window to the side aspect, textured ceiling, radiator, three piece suite comprising of; bath with mixer taps, low flush WC and extractor fan.

Double Garage

Double garage with side door, power and lighting.

Garden

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights, side and rear entrance.

Driveway

Private Driveway for multiple vehicles.

Material Information - Hunters Beverley

Tenure Type; Freehold
Council Tax Banding; E

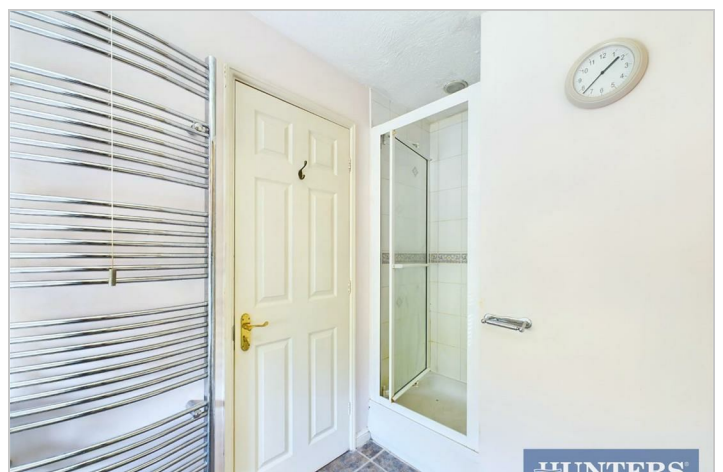
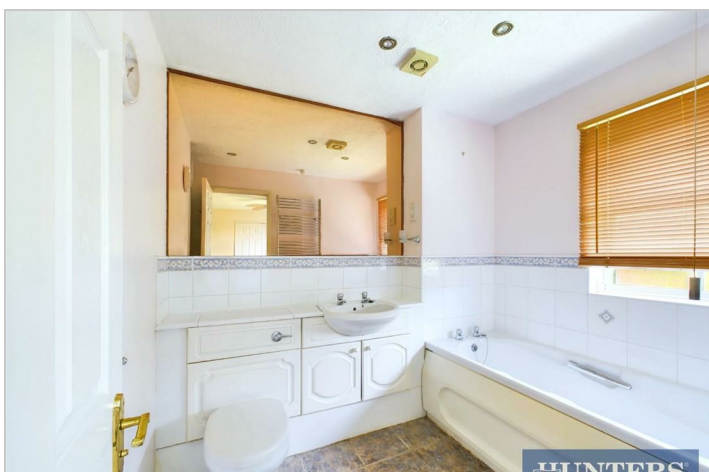
Tel: 01482 861411

A charming village location that could be the setting for your new dream home. This fantastic detached property boasts not only 2 reception rooms but also 4 bedrooms and 2 bathrooms, providing ample space for your family to grow and thrive.

Situated on the highly sought-after Broad Gates development in Walkington, this home offers a spacious plot that is just waiting for your personal touch. Imagine the possibilities as you envision creating your perfect family home in this ideal location.

Whether you're looking to relax in one of the two reception rooms, unwind in one of the four bedrooms, or enjoy a soothing bath in one of the two bathrooms, this property has everything you need to live comfortably and stylishly.

Don't miss out on the opportunity to turn this house into your forever home. With its great potential and desirable location, this detached property in Walkington is just waiting for you to make it your own.



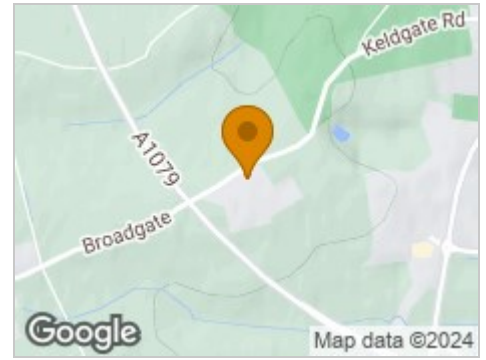
Road Map



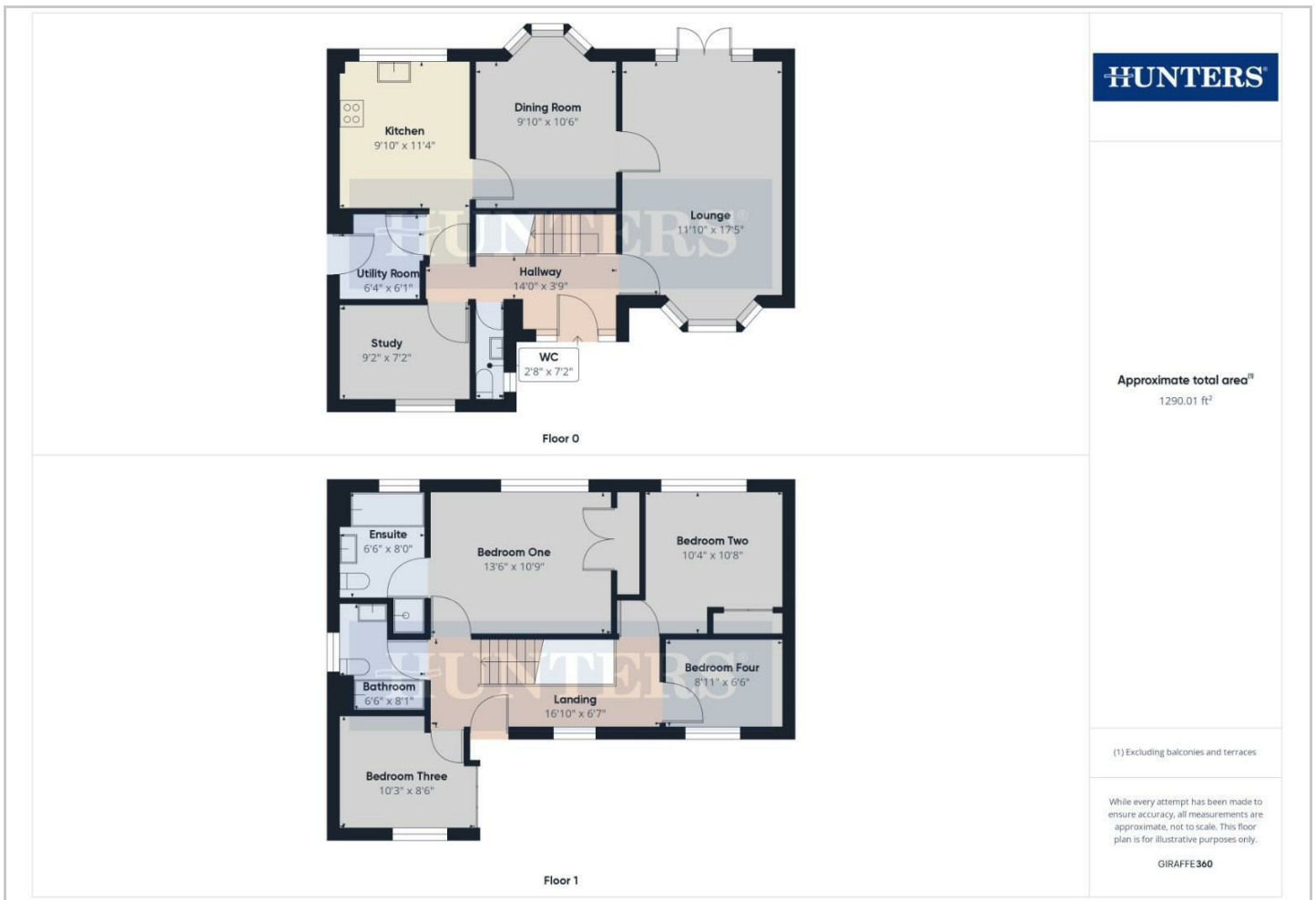
Hybrid Map



Terrain Map



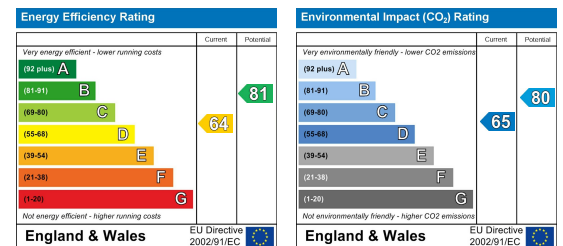
Floor Plan



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.