



West End, Walkington, East Riding of Yorkshire, HU17 8SX

FINE & COUNTRY



A FINE PERIOD PROPERTY DATING BACK TO THE 18<sup>TH</sup> CENTURY  
IN A DELIGHTFUL QUARTER ACRE WALLED GARDEN VILLAGE SETTING



This fine period residence provides an enviable lifestyle in the centre of this vibrant village only a few minutes from Beverley, providing easy access to both Hull and York. The property provides generous and versatile family accommodation approaching 3,200 sq.ft. plus a useful range of outbuildings and multiple parking. With four bedrooms, four bathrooms and four receptions, take a look at the floorplan to appreciate the accommodation on offer which also potentially provides for an annex to one end. A particular feature is a superb master bedroom suite with large dressing room and en-suite. Perfect for the growing family.

## Location

The exclusive village of Walkington lies approximately three miles to the west of the historic market town of Beverley, where first class shopping and other amenities are to be found, although local shopping and primary schooling exist within the village. Within a short driving distance is the Westwood and Beverley golf club. Good road connections allow the city of Hull to be reached within twenty minutes driving time and the city of York lies approximately forty minutes driving time to the north west. For those wishing to make use of the region's motorway network, a convenient link is available via North Cave, some eight miles distant. Main line British Rail stations at Hull Paragon and Brough lie equidistant from which a high speed train service is available to London Kings Cross, approximately two hours thirty minutes and a local British Rail service is available from Beverley.

## Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

## Entrance Hall

## Lounge

This triple aspect room is flooded with light enjoying a south facing aspect with double French doors to the rear terrace. There is a feature limestone fireplace with wood burning stove.







Study/Sitting Room  
Feature limestone fireplace.

Inner Hall  
Has staircase to the first floor and understairs storage cupboard.

Open Plan Dining Living Kitchen.  
Enjoying a western aspect over the terrace with double French doors. The dining/sitting area has a large walk-in cupboard. The kitchen has a comprehensive range of floor and wall cabinets with complementing solid oak worktops, integrated appliances include range oven, refrigerator, freezer, dishwasher and inset Belfast sink. Large recessed pantry.

Rear Entrance Hall

Boot Room/Cloakroom

Downstairs WC  
With wash hand basin.

Utility Room  
Includes a range of floor and wall cabinets with complementing worktops, single drainer sink unit and plumbing for automatic washing machine.

Garden Room/Dining Room  
Enjoys a south and western aspect with two sets of double French doors. A range of fitted book shelving and a spiral staircase leading to the master bedroom suite.



## First Floor Landing

### Master Bedroom

Large Walk-in Dressing Room  
With a stylish range of fitted wardrobes.

### En-suite Bathroom

Features a four-piece suite with complementing tiling comprising free standing bath, shower cubicle, wash hand basin and low level w.c.

### First Floor Study/Gym

Has a spiral staircase with access to the dining room.

### Bedroom 2

With en-suite shower room with wash hand basin.

### Bedroom 3

Triple aspect with a range of fitted wardrobes.

### Bedroom 4

### Family Bathroom 1

Partly tiled complementing a four piece suite comprising panelled bath, twin wash hand basins and low level w.c. with heated towel rail and built-in airing cupboard housing the hot water cylinder.

### Bathroom 2

Fully tiled complementing a four piece suite comprising panelled bath, independent shower cubicle, wash hand basin and low level w.c.

### Outside

A private driveway leads to a large open block set parking area in front of a substantial outbuilding that can be seen in more detail on the floorplan. Includes a fully insulated storeroom, a workshop and a double garage. The walled garden lies principally to the south and west. The house wraps around a spacious terrace ideal for outdoor entertaining in this southwest sun-drenched setting. There is an additional raised patio, centre lawn and well stocked borders.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Tenure

The property is freehold.

### Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

### Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council.





From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

#### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

#### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

#### Viewings

Strictly by appointment with the sole agents.

#### Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

#### Mortgages

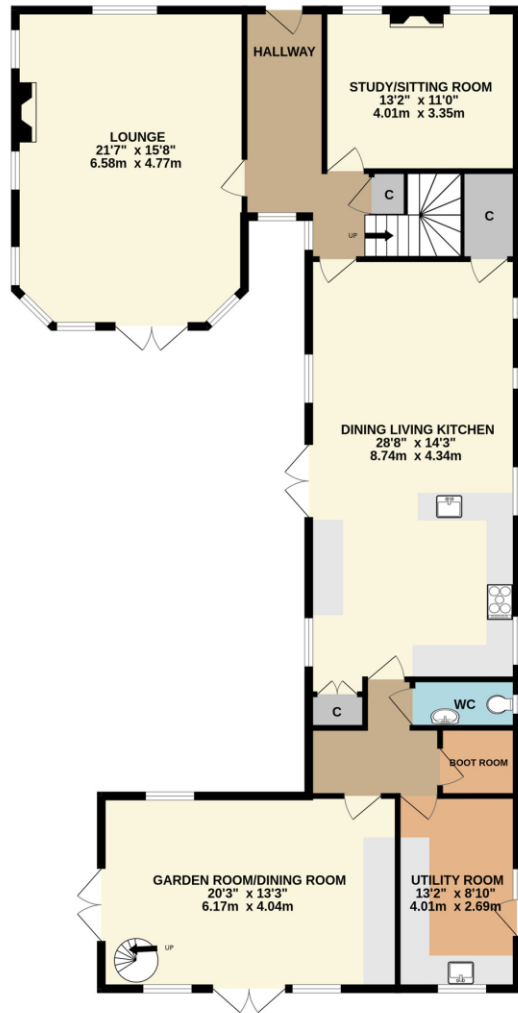
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#### Valuation/Market Appraisal:

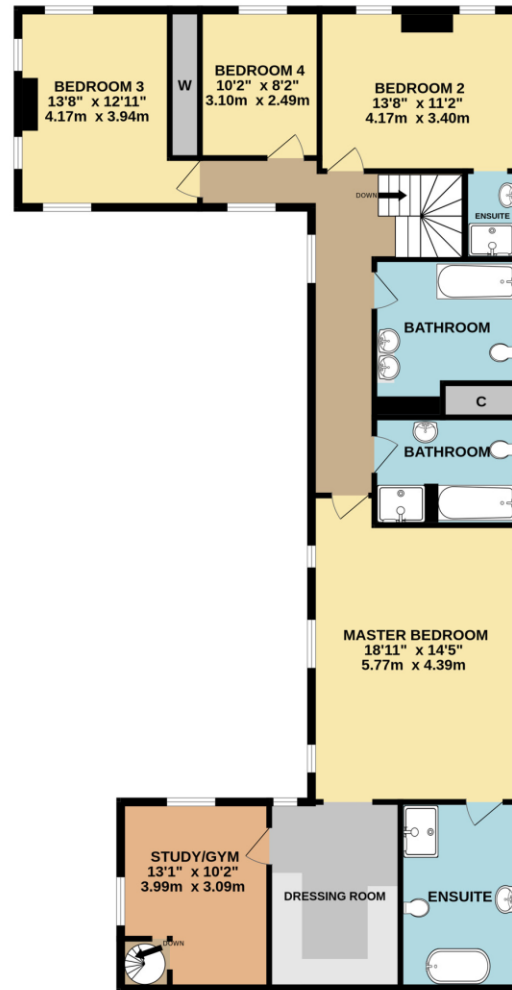
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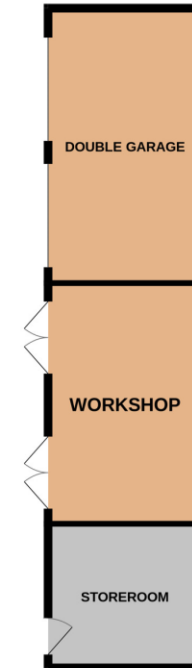
GROUND FLOOR



1ST FLOOR



OUT BUILDINGS



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

