



1 Saunders Croft, Walkington, Beverley, East Riding of Yorkshire, HU17 8TG

SPACIOUS AND MODERN LIVING IN A GREAT VILLAGE LOCATION
CLOSE TO BEVERLEY AND THE YORKSHIRE WOLDS



THIS FANTASTIC HOME SITS IN THE SOUGHT-AFTER VILLAGE OF WALKINGTON,
OFFERING A GREAT MIX OF SPACE, STYLE AND PRACTICALITY

Summary

With four double bedrooms, a stunning open-plan kitchen/living space, and flexible reception areas, this home is designed for modern living.

The gardens wrap around three sides, perfect for outdoor entertaining, and there's plenty of storage, including a large store.

Walkington itself is a charming village with a local shop, three pubs, and a well-regarded primary school.

Agent's Perspective

This home is a great option for those looking for space and flexibility.

Sitting on an elevated plot with a wide road frontage, it makes a real statement from the moment you arrive. The layout has been carefully thought out, making it ideal for both everyday life and entertaining.

Step inside, and you'll find a central entrance hall leading to an impressive open-plan kitchen, dining, and living area.

This space is the heart of the home, with plenty of room for cooking, socialising, and relaxing. The internal bi-fold doors allow you to open up or close off different areas as needed, adding to the home's versatility.





There are four separate reception areas, giving options for a snug, home office, playroom, or formal dining room—whatever suits your lifestyle. A good-sized utility room connects to the garage, keeping things practical.

Upstairs, there are four double bedrooms, so there's no compromise on space. The main bedroom comes with its own en-suite, while the rest of the family has a well-appointed bathroom to share.

Outside, the gardens wrap around the home, providing plenty of outdoor space to enjoy. Designed with entertaining in mind, there's room for seating, dining, and relaxing in the warmer months.

A large store adds extra storage, keeping everything neat and organised.

Walkington itself is a great place to live, with its picturesque village pond, handy shop, and three welcoming pubs.

The primary school has a strong reputation, making this a great spot for families.

With Beverley just a short drive away, you have easy access to everything you need, from shops and restaurants to train links and supermarkets.

Tenure

The property is freehold.

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 E.*

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

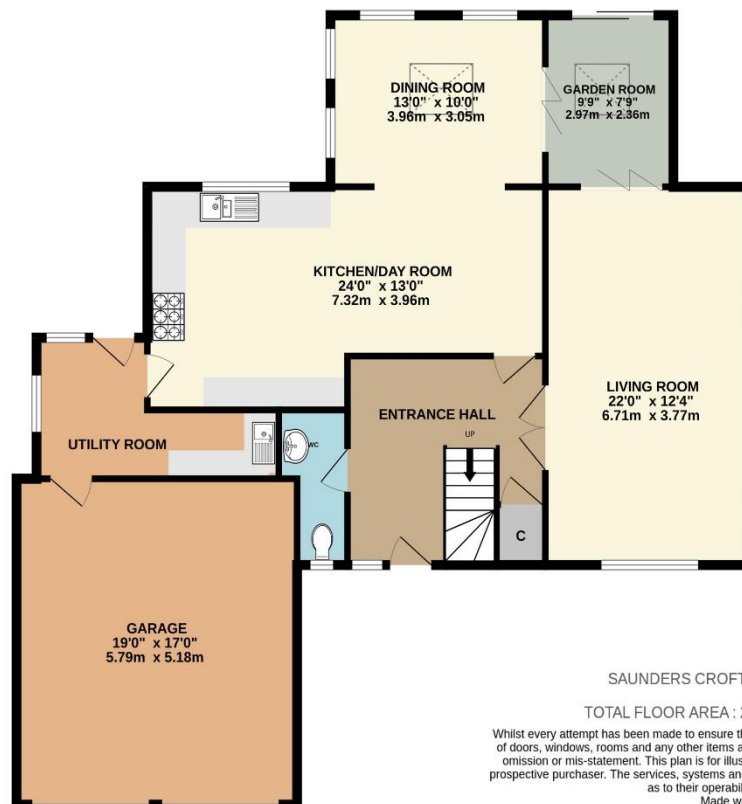
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

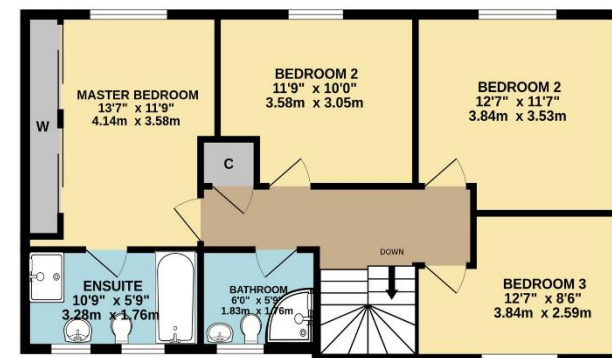
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GROUND FLOOR
1343 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



SAUNDERS CROFT, WALKINGTON, HU17 8TG

TOTAL FLOOR AREA : 2060 sq.ft. (191.4 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

