



60 West End, Walkington, Beverley, East Yorkshire, HU17 8SX

FINE & COUNTRY

CONTEMPORARY LIVING IN A VILLAGE SETTING — A SIGNIFICANT HOME
OFFERING OVER 2,500 SQ FT OF LIVING SPACE



This stunning FIVE BEDROOM, THREE BATHROOM family home offers superb space and flexibility across THREE FLOORS, with beautifully finished interiors and a standout HARDWOOD AND GLAZED THREE-STOREY STAIRCASE at its heart. Set within an exclusive GATED COURTYARD shared with just two other properties, it combines character, practicality and style — with PARKING, a DOUBLE GARAGE, and attractive GARDENS completing the picture.

From The Agent's Perspective:

This is one of those homes that delivers far more than first impressions suggest. From the moment you enter, the **HARDWOOD AND GLASS THREE-STOREY STAIRCASE** and **GALLERIED LANDING** create a wonderful sense of light and space, setting the tone for the rest of the property.

The **OPEN PLAN LIVING/KITCHEN/DAYROOM** is the heart of the home — a brilliant social space ideal for both everyday family life and entertaining. French doors open out to the rear garden, extending the living space in warmer months. The kitchen is superbly equipped with **GRANITE WORK SURFACES**, **CENTRAL ISLAND** with **BREAKFAST BAR**, quality appliances and plenty of storage.

The large **LOUNGE** features French doors opening to both the front courtyard and the rear garden, with a feature **BEAMED CEILING** and spotlights enhancing the character.

There is also a separate **STUDY** on the ground floor — perfect for working from home — along with a **UTILITY ROOM** and a **CLOAKROOM** for added convenience.





Across the FIRST and SECOND FLOORS, the property offers FIVE DOUBLE BEDROOMS and THREE BATHROOMS, giving exceptional flexibility for modern family living.

The PRINCIPAL BEDROOM occupies a generous footprint and features a dedicated DRESSING ROOM and a superb EN-SUITE with a CONTEMPORARY ROLL TOP BATH and SEPARATE SHOWER. Bedrooms TWO and THREE share the well-appointed FAMILY BATHROOM, while the top floor offers two further bedrooms, one with its own EN-SUITE — ideal for teenagers, extended family or guests.

The house is arranged and finished to an excellent standard throughout, allowing any buyer to simply move in and start enjoying the space.

Externally, the property is accessed via an INTERCOM CONTROLLED GATED ENTRANCE, which leads into a PRIVATE COURTYARD with just three properties. There is AMPLE OFF-STREET PARKING plus a DOUBLE GARAGE with LIGHT, POWER and REMOTE CONTROL DOORS.

To the front, a paved courtyard garden provides a pleasant spot for morning sun, while to the rear there is a larger garden with FULL-WIDTH PAVED TERRACE and a RAISED LAWNED AREA — fully enclosed and ideal for children, pets or entertaining.

Positioned in a desirable VILLAGE LOCATION just three miles west of BEVERLEY, the property offers excellent access to local amenities, schooling and transport links. The A63 and M62 motorway network is within easy reach via North Cave, and both HULL and YORK are commutable by road or rail.

In short — a substantial, stylish and highly flexible home that would suit a wide range of buyers looking for quality living space in an excellent location.

Tenure

The tenure of 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 F.*

Fixtures & Fittings

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

Viewings

Strictly by appointment with the sole agents.

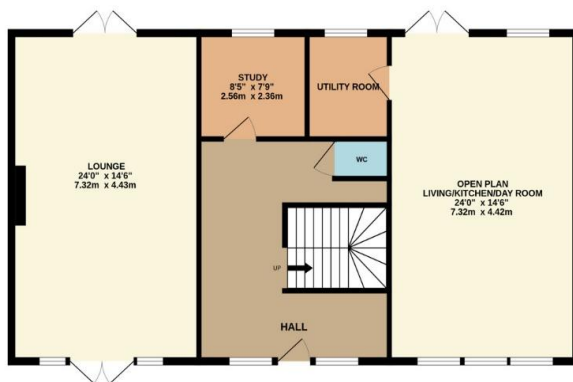
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

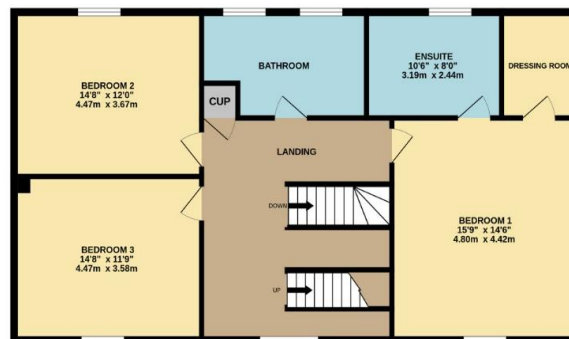
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



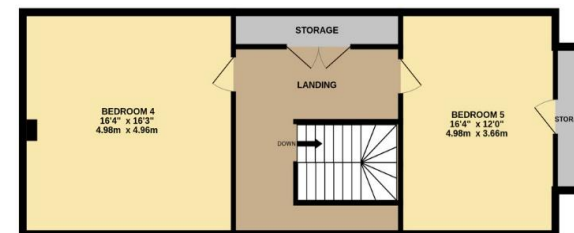
GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



2ND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



60 WEST END, WALKINGTON

TOTAL FLOOR AREA : 2797 sq.ft. (259.9 sq.m.) approx.

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

