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Valhalla Beverley Road, Walkington, Beverley, HU17 8RR

£449,950

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Valhalla Beverley Road

Beverley, HU17 8RR

- ATTENTION TO DETAIL THROUGHOUT
- PRIVATE GARDENS
- GATED ACCESS TO DOUBLE GARAGE
- 1400 SQUARE FEET (APPROX.)
- LIFESTYLE HOME
- FOUR/FIVE BEDROOMS
- VERSATILE LIVING
- PARKING FORECOURT TO FRONTAGE
- GARDEN OFFICE
- OPEN FIELD VIEWS

Boasting an enviable location on the outskirts of Walkington village is this well positioned detached, dormer bungalow of contemporary appeal and offering a unique purchase opportunity for a range of profiles.

The well specified interior throughout places an emphasis upon the versatile living space suitable for a number of applicant profiles.

The versatile and generously appointed living space comprises; Vestibule, the heart of the home being an open plan dayroom/reception lounge and well specified Dining kitchen with bi-folding doors also. Up to 3 ground floor double bedrooms and bathroom offer complete flexibility.

To the first floor level a Master Bedroom with en-suite provision leads from a central landing with a further double bedroom.

Attractively designed and finished in a contemporary style with a rendered facade set upon generous plot with dedicated parking and double garaging.

Viewing available by appointment.



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ACCOMMODATION COMPRISES

STORM PORCH

Accessed via a composite entrance door leading to entrance vestibule with internal door leading though to open plan reception lounge.

OPEN PLAN LOUNGE/ DAYROOM

A welcoming entrance to this immaculately appointed home, offering excellent levels of versatility throughout and to a high specification internally. The dedicated reception lounge area features excellent levels of natural daylight via uPVC double glazed window to the immediate frontage. A central focal point is provided via a Gazco inset fireplace (remote operated) to the staircase, with feature glass balustrade. Inset spotlights to ceiling.

31'5 x 13'10 (9.58m x 4.22m)

DINING KITCHEN

Being open plan in nature with modern styling and contemporary finishes throughout including a range of fitted high gloss wall and base units with contrasting colour and detailing. Hard wood work surfaces, inset sink and drainer with feature mixer tap to the return breakfast bar. Tiling to splashbacks. A mid level double oven, ceramic hob and extractor canopy over, integrated dishwasher and washing machine, and integrated fridge freezer also.

9'11 x 7'1 (3.02m x 2.16m)

To the alternate room length folding doors provide access to the patio terrace with additional uPVC double glazed window to the side elevation and space for a dining table with laminate flooring continuing.

INNER HALLWAY

With access provided for up to three bedrooms and house bathroom.

BEDROOM THREE

With a uPVC double glazed window to the front elevation and of double bedroom proportions.

10'9 x 9'5 (3.28m x 2.87m)

BEDROOM FOUR

With a uPVC double glazed window to the front elevation and also of double bedroom proportions.

9'5 x 9'0 (2.87m x 2.74m)

BEDROOM FIVE/ STUDY

Used by the current vendors as a formal snug/ sitting room, but has potential to be used as a home office or fifth bedroom if required. With bifold doors leading to the patio terrace.

10'7 x 9'7 (3.23m x 2.92m)

GROUND FLOOR BATHROOM

Immaculately appointed throughout with white sanitary ware comprising of recess oversized whirlpool bath with tile panel detailing. Wall mounted shower head and console with additional hand shower fitment. Low flush WC, inset twin sinks to vanity storage unit. Porcelain tiling to full wall coverings, uPVC privacy window to the rear outlook, heated towel rail, inset spotlights to ceiling windows to side elevation and tiling to floor covering also.

FIRST FLOOR

With access provided via balustraded staircase with glazed detailing and chrome fitments. Opening to a landing area with Velux roof light and inset spotlights to ceiling.



MASTER BEDROOM

18'9" x 12'10" at longest and widest point (5.72m x 3.91m at longest and widest point)

Of an excellent size with pleasant outlook over orchard to the rear and views over the open fields to the frontage beyond Beverley Road itself spanning some considerable distance, with the Humber Bridge visible on clear days. Inset spotlights to ceiling, fitted storage to the wall return offering great levels of additional storage space.

ENSUITE SHOWER ROOM

Comprising of a walk in shower with shower head and console, low flush WC, wall mounted hand basin with mixer tap. Tiling to floor coverings and splashbacks and heated towel rail. Velux roof light and inset spotlights to ceiling.

BEDROOM TWO

15'5" x 8'10" (4.70m x 2.69m)

With uPVC double glazed window to the rear outlook. Of double bedroom proportions and inset spotlights to ceiling with storage cupboards to wall length.

EXTERNAL

Beverley Road itself offers a number of individually styled executive detached dwellings with the subject property benefitting from ample parking to the immediate forecourt driveway. Being majority hard landscaped with fenced perimeter boundaries and gated access to inner courtyard area with raised decked terrace used for dining and in turn leading through to a detached double garage.

To the rear of the property an enclosed garden area offers excellent levels of privacy and seclusion throughout, being majority hard landscaped with raised composite terrace offering a dedicated dining area with access to external home office.

DOUBLE GARAGE

With an electric roller door, full power and lighting and additional personnel door to the side with clad detailing also.

HOME OFFICE

7'6" x 8'11" (2.31 x 2.74)

With full power and lighting, sliding access door. Has potential to be used for a multitude of purposes. Laminate to floor coverings also.

AGENTS NOTE

Given the lifestyle appeal of the property and immaculate presentation, comes recommended for further internal viewing with the sole selling agent Stanfords Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanfords Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

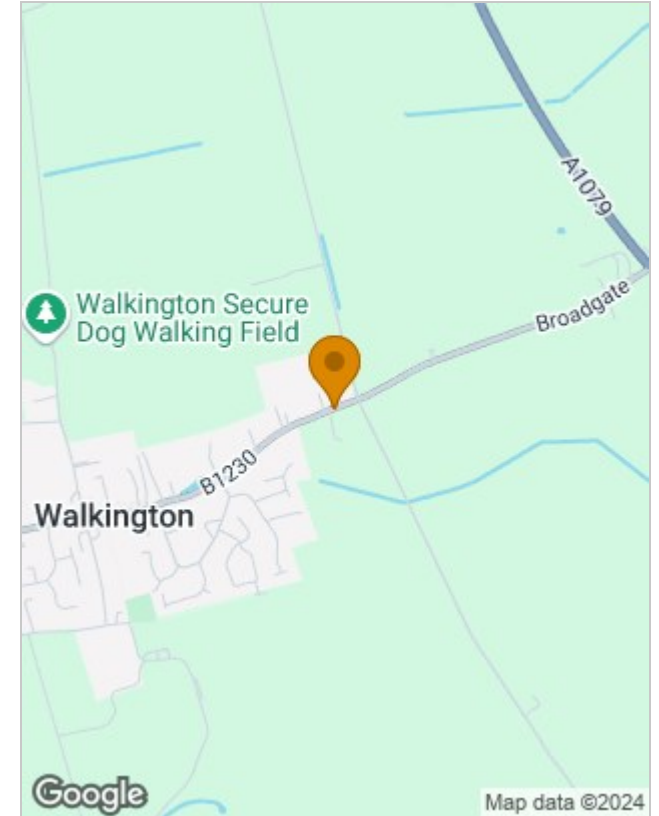




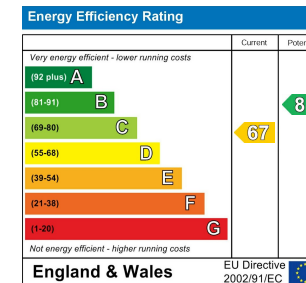
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.