



7 West End, Walkington, HU17 8SX

£465,000



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- CHARACTER FAMILY HOME
- DECEPTIVELY SPACIOUS
- OUTBUILDINGS
- FOUR BEDROOMS
- VIEWING ADVISED
- RE-MODELLED INTERNALLY
- 3 TIER SOUTH FACING GARDENS
- CENTRAL WALKINGTON SETTING
- 2 RECEPTION ROOMS

FULLY REFURBISHED FAMILY HOME WITH OUTSTANDING SOUTH FACING GARDENS

Forming part of a character street scene, this character home offers a generous and private plot environment all within a central Walkington setting.

Boasting a number of traditional features mixed with more modern styling the property remains suitable for purchasers looking to the advantage of upgraded and enhanced living spaces given the extensive programme of works recently undertaken.

The deceptively spacious living accommodation is provided to two floor levels and comprises; entrance, reception lounge with French doors, dining space/reception 2, open plan dayroom kitchen and utility area. To the first floor level four bedrooms lead from a landing to include an impressive shower room.

The property benefits from large private South facing rear gardens split over 3 levels with outbuildings and parking arrangement to the side driveway.

A must see Walkington home that only an internal inspection will truly reveal its wealth of features.



£465,000



GROUND FLOOR

ENTRANCE HALLWAY

Accessed via West End itself via entrance door through to this delightful character family home, with return staircase leading to first floor level.

LIVING ROOM

20'11" x 14'4" (6.40 x 4.39)

With uPVC double glazed windows to the front and side elevations and additional window to the rear garden outlook with French doors leading to patio terrace also. Boasting a wealth of traditional feature and offering generous room proportions, with cast iron log burning stove with brick sett chimney detailing, laminate floor coverings. Leads through to...

DINING ROOM / RECEPTION TWO

16'6" x 13'2" (5.03 x 4.03)

With contemporary style radiator, window to front elevation, laminate to flooring continuing throughout, fitted cupboards with shelving. Access through to...

OPEN PLAN DINING LIVING KITCHEN

26'4" x 13'5" (8.03 x 4.09)

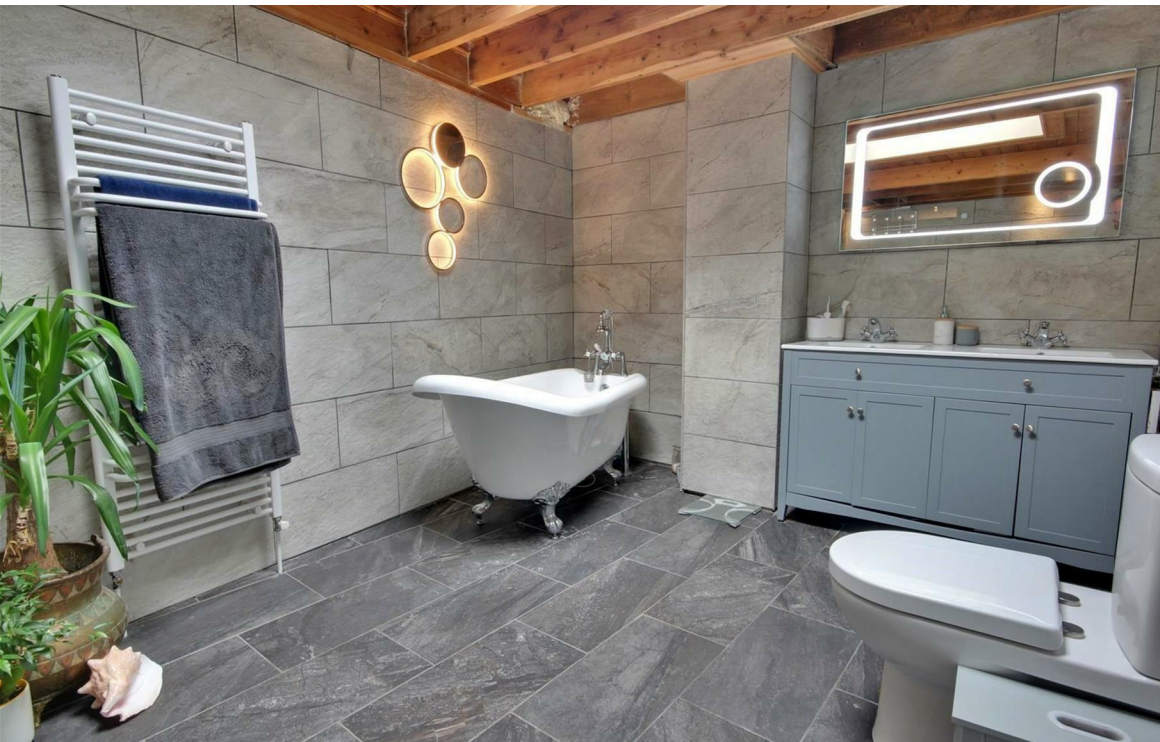
Serving as the heart of this immaculately appointed home with tiled floorcoverings, bespoke handcrafted Shaker style kitchen with hardwood work surfaces over, freestanding breakfast bar and kitchen island also, mid level double ovens, inset Belfast style sink with inset drainer and hose tap point, gas burning hob with extractor over, mosaic tile border detailing, inset spotlights to ceiling, integrated dishwasher and space for a number of freestanding white goods/appliances. Enjoying good levels of natural daylight with uPVC double glazed windows to the rear outlook and French doors to the patio terrace.

To the alternate room length a log burning stove features with tiled hearth and surround, beamed ceilings throughout and access to...

W.C

With low flush w.c, pedestal basin and window to side elevation.

FIRST FLOOR



LANDING

The landing provides access to an inner landing also, leading to four bedrooms and house bathroom.

BEDROOM ONE

14'4" x 13'3" (4.39 x 4.06)

Contemporary styled, having recently been refurbished, with Velux rooflights, window to front elevation, of double bedroom proportions, laminate to floor coverings and wall light points.

BEDROOM TWO

14'6" x 10'0" (4.42 x 3.05)

With dual aspect to the front and rear elevations and of double bedroom proportions.

BEDROOM THREE

13'10" x 9'3" (4.22 x 2.82)

With window to front elevation and again boasting double bedroom proportions.

BEDROOM FOUR

12'7" x 11'5" (3.84 x 3.50)

With windows to side and rear elevations and of double bedroom proportions.

HOUSE BATHROOM

Stunningly appointed throughout, with traditionally styled white sanitaryware including freestanding bath with floor mounted tap point, low flush w.c, inset twin sinks to oversized vanity unit, LED backlit oversized mirror, heated towel rail. To alternate room length a wet room area with full glazed shower panel, rainfall showerhead and console.

OUTSIDE

Enjoying a pleasant street scene on West End in the picturesque village of Walkington, within walking distance to a range of services and amenities. Legal arrangement to park exists to the side of the property (for further details please contact the sole selling agents Staniford Grays).

Gated access leads to an extensive block sett patio terrace and further patio area extending from the immediate building footprint. A covered area provides generous storage with various storage outbuildings also to the rear, with full power and lighting. Steps lead up to a second tier garden area with hard landscaped dining area with established raised plant and shrub borders. A further tier benefits from a private and enclosed garden with trellis detailing and storage shed.

In its entirety the plot remains deceptively spacious, boasting a full South facing outlook with complete privacy to boundary perimeters.

AGENTS NOTE

The property comes available for immediate viewing, having been lovingly maintained and renovated by the current occupiers; offering something slightly different for village family living. Only an internal inspection will reveal the scale and standard of living space on offer.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band to be 'E'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

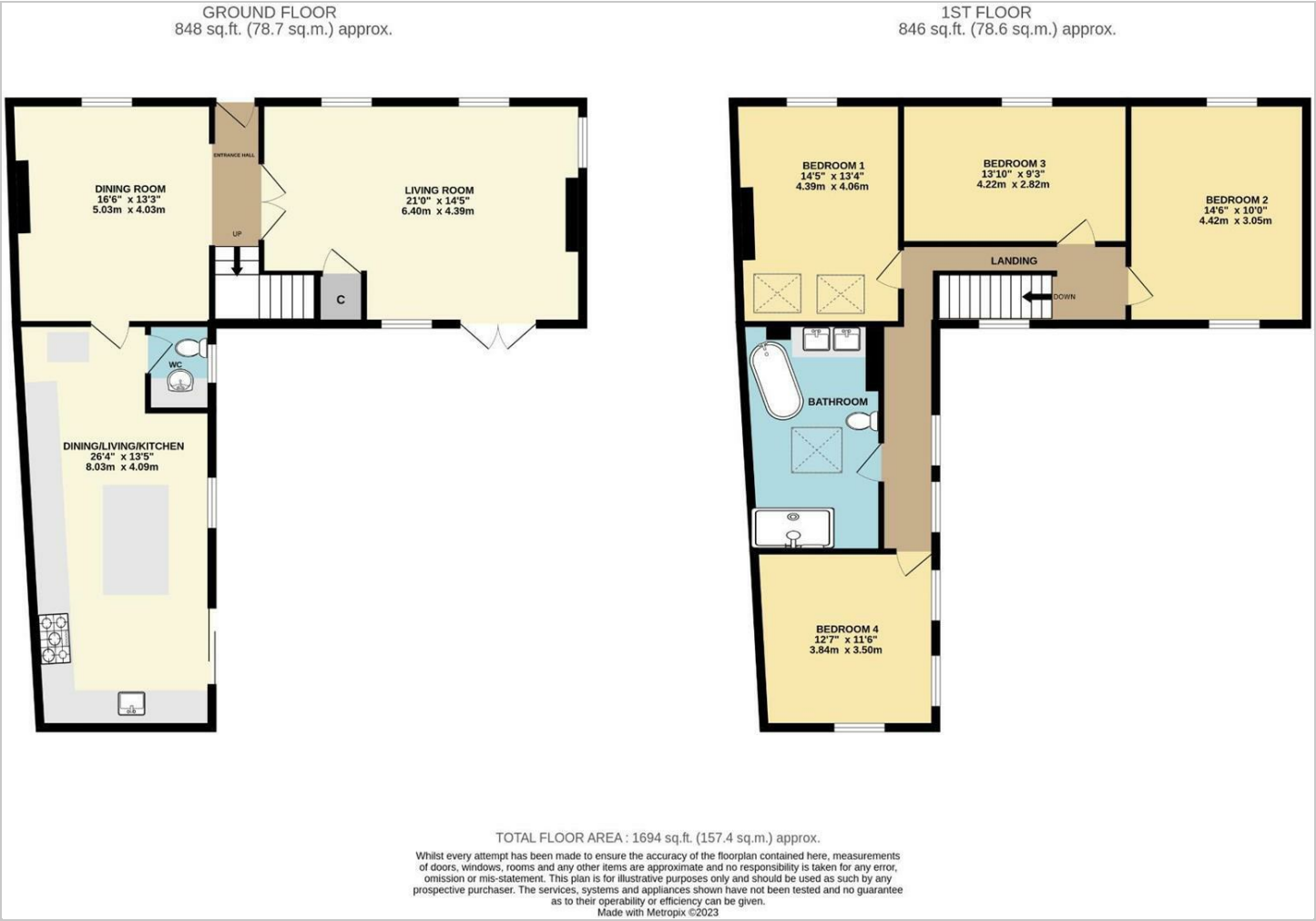
Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com



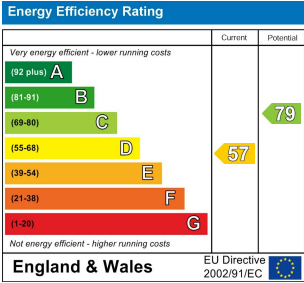
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.