



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



3 Middlehowe Green, Walkington HU17 8TE
Guide Price £390,000

- No onward chain
- Very attractive rear garden
- Light and bright ambience
- EPC - awaited
- Move-in condition
- Off street parking and double garage
- Sought after village location

Beautifully proportioned, light and bright detached property on a superb plot.

Extended in the past and with a fabulous light and bright ambience, this attractive property has been much loved and updated over time.

Situated on a beautiful plot with a well-tended rear garden, the house has an open plan feel to the ground floor which also offers some flexibility of living space.

With four bedrooms and a modern and recently updated house bathroom to the first floor, the property also has off street parking and double garage in this attractive position close to open fields.

LOCATION

The property has an attractive position on the north side of this sought after village close to the junction with Manor House Lane and open fields. Walkington is a favoured residential village some two miles to the West of Beverley and with a range of local facilities within walking distance to include three public houses and associated restaurants and village supermarket in particular. There is also a well regarded local primary school within close walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

8'3 x 11'1 (2.51m x 3.38m)

An attractive extension to the front of the property and used as a sitting room in the afternoon due to its westerly facing aspect. uPVC glass panelled door and tiled floor.

ENTRANCE HALL

8'11 x 4'5 (2.72m x 1.35m)

Modern uPVC glass panelled entrance door and stairs to the first floor accommodation.

DOWNSTAIRS CLOAKROOM

5'7 x 4'5 (1.70m x 1.35m)

Two piece sanitary suite comprising close coupled WC and pedestal hand wash basin. Partially tiled walls, tiled floor, heated towel rail and window to the side elevation.

LIVING ROOM

19'11 x 11'10 (6.07m x 3.61m)

A light and bright dual aspect room with patio doors opening onto the seating area of the rear garden. The focal point of the room is an open fire set in a stainless steel surround with marble hearth. A wide archway leads through into the dining room.

DINING ROOM

14'9 x 10'4 (4.50m x 3.15m)

Dual aspect with patio doors overlooking the rear garden and further window to one side. Storage cupboard understairs and serving hatch from the kitchen.

KITCHEN

15'2 x 20' max (4.62m x 6.10m max)

Of an L-shape and with the original Rationale kitchen which perhaps could be replaced but is in excellent functional condition. Four ring Neff hob with extractor over, ceramic tiled splashbacks, inset sink and drainer. Neff oven and grill, space for upright fridge freezer, airing/storage cupboard shelved out and containing the alarm keypad. uPVC glass panelled door opening onto the side of the property, patio doors opening onto the rear garden and space for table and chairs.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank and window to the side elevation.

BEDROOM 1

11'11 x 11'5 (3.63m x 3.48m)

A well proportioned room with two windows to the front elevation providing some views of open fields. Fitted wardrobes with matching drawer units, concealed double depth storage space.

BEDROOM 2

12'11 x 8' (3.94m x 2.44m)

Fitted wardrobes including matching bedside units and window to the rear elevation.

BEDROOM 3

9'5 x 7'2 (2.87m x 2.18m)

Window to the rear elevation.

BEDROOM 4

9'5 x 6'11 (2.87m x 2.11m)

Window to the rear elevation.

BATHROOM

8'1 x 7'3 (2.46m x 2.21m)

Recently refurbished with a modern three piece sanitary suite comprising close coupled WC and pedestal hand wash basin, walk-in shower enclosure with Aqualisa shower which features both overhead and hand showers with remote control. Attractive marble style wallboards to the shower area and tiled elsewhere, window to the side elevation.

OUTSIDE

The property is set back from the road with an area of lawn surrounded by wide and well-stocked flower borders. A tarmac drive provides ample parking for two cars and leads up to the garage.

The rear garden is a superb feature of this property being very attractive and well-tended. With two areas of lawn, the flower beds are well-stocked with ornamental shrubs, trees and flowering plants. A patio area lies adjacent to the living room, dining room and kitchen and the property has the benefit of backing onto The Manor House and as such has an attractive

backdrop not overlooked from the rear. To the side of the property is additional southerly facing space which at the moment is used as a bin store and an area to dry clothes.

DOUBLE GARAGE

17'11 x 17' (5.46m x 5.18m)

With electric up & over door and supplied with light and power. Space for washing machine, Belfast sink supplied with hot and cold water. A uPVC courtesy door provides access to the rear garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. The central heating boiler has been recently refitted and is now positioned in the loft.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band E.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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