



**Northgate Barn Northgate, Walkington HU17 8ST**  
**Guide Price £575,000**



- Fabulous, largely newly built property
- Superb location in sought after village
- Flexible contemporary layout
- Impressive open plan living/dining kitchen
- 3 double bedrooms
- Large principal bedroom with en-suite & balcony overlooking open fields
- Completion Spring 2024
- EPC Rating: Awaited

Nearing completion, a stunning contemporary styled barn conversion in a fabulous position overlooking an open pasture to the rear.

With a superb and flexible largely open plan layout, this bespoke property retains some of the character from the original barn including the roof trusses set in the vaulted ceiling of the living/dining kitchen. Having a principal bedroom on the first floor with balcony overlooking the pasture, the property has a superb feeling of tranquility.

Due to be completed in late Summer 2023, early interest is invited.

#### LOCATION

The property is located in a tucked away position on Northgate close to its junction with Manor House Lane and on the Northern side of the sought after village of Walkington. Skirting an open pasture to the rear, the property is in a position convenient for the broad array of amenities in the village.

Walkington is one of the region's most sought after villages, lying just two miles from the amenities of Beverley across the Westwood Pastures and having a good selection of local amenities which include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

##### OPEN PLAN LIVING/DINING ROOM

29'2" x 15'2" (8.89m x 4.62m)

##### KITCHEN

16' x 15'2" (4.88m x 4.62m)

##### SNUG

12'9" x 11'6" (3.89m x 3.51m)

##### BEDROOM 2

10'9" x 11'9" (3.28m x 3.58m)

##### EN-SUITE

7'3" x 6'5" (2.21m x 1.96m)

##### BEDROOM 3

10' x 10'2" (3.05m x 3.10m)

##### CLOAKROOM

##### FIRST FLOOR

##### PRINCIPAL BEDROOM

16'2" x 15'7" plus balcony (4.93m x 4.75m plus balcony)

##### EN-SUITE

9' x 7'1" (2.74m x 2.16m)

##### SERVICES

All mains services will be available or connected to the property.

##### CENTRAL HEATING

The property will benefit from a gas fired central heating system.

##### DOUBLE GLAZING

The property will benefit 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 to be advised.

##### 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](mailto:beverley@qandc.net)

#### EPC RATING

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

#### RIGHT OF ACCESS

Please note that the property has a right of access over the neighbouring properties drive and as such the parking is within the curtilage of the property. Please call us with any queries in this regard.



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. Made with Metropix ©2023