



**QUICK & CLARKE**  
The Property Specialists

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**48 Megson Way, Walkington HU17 8YA**  
**£345,000**

- Simply stunning home
- Potential for ground floor additional bedroom
- 22'6 through room
- Incredibly well-presented
- South east facing rear garden
- Versatile garden room
- Great school catchment area
- Highly sought after location
- Council tax band D
- EPC rating C

A simply stunning detached house located in one of the area's sought after residential localities, found nestling between the open pastures of Beverley Westwood and the incredibly popular and picturesque village of Walkington.

48 Megson Way is an absolute credit to the current owner and is not only presented to the highest standard, but has also been cleverly designed to incorporate the garage within the living space to provide a snug/fourth bedroom along with study. To the ground floor the property offers entrance hall with 22'6 through living room along with kitchen, utility, cloakroom, snug/bedroom 4 and study. At first floor level the master bedroom has a lovely en-suite shower room, and there are two further good sized bedrooms along with a family bathroom.

The plot offers off-street car parking to the front along with mature planting, and the rear south easterly facing garden is laid to lawn with slate beds, along with a paved patio area. The garden space is complemented by a super garden room which will offer a multitude of uses.

A really exceptional home in an outstanding area with highly regarded primary and senior schools within catchment.

## LOCATION

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

Hardwood entrance door, PVCu sealed unit double glazed window and quarry tiled floor.

### LIVING ROOM

14'9 x 9'9 (4.50m x 2.97m)  
Timber effect floor, sealed unit double glazed window and radiator. Open to:

### DINING AREA

7'9 x 7'5 (2.36m x 2.26m)  
Timber effect floor, sealed unit double glazed bay window and door to garden along with radiator.

### SNUG / BEDROOM 4

10'9 x 8' (3.28m x 2.44m)  
This property has the potential for use as a ground floor bedroom. Timber effect floor, PVCu sealed unit double glazed window and radiator.

### STUDY

8' x 5'7 (2.44m x 1.70m)  
Timber effect floor and PVCu sealed unit double glazed window.

### KITCHEN

10'8 x 9' (3.25m x 2.74m)  
Base and eye level units with walnut timber worksurfaces incorporating a gas hob with electric oven and sink unit, integrated dishwasher and fridge freezer, sealed unit double glazed windows overlooking rear garden and vertical radiator.

### UTILITY

Fitted worktop with plumbing for automatic washing machine, gas fired central heating boiler and door to outside.

### CLOAKROOM

Low level WC with wash basin and radiator.

### FIRST FLOOR LANDING

Built-in airing cupboard housing hot water cylinder.

### BEDROOM 1

10'10 x 9'9 (3.30m x 2.97m)  
Fitted wardrobes, sealed unit double glazed window and radiator.

### EN-SUITE

Shower in separate cubicle with vanity wash basin and low level WC. Built-in cupboard, chrome towel radiator and sealed unit double glazed window.

### BEDROOM 2

9'3 x 8'7 (2.82m x 2.62m)  
Laminate floor, sealed unit double glazed window and radiator.

### BEDROOM 3

11'9 x 6'5 (3.58m x 1.96m)  
Sealed unit double glazed window and radiator.

### BATHROOM

6'2 x 6' (1.88m x 1.83m)  
Panelled bath with shower over, vanity wash basin and low level WC with concealed cistern. Part tiled walls, sealed unit double glazed window and chrome towel radiator.

### OUTSIDE

To the front of the property a private driveway offers off-street car parking facility along with mature planting, whilst the rear garden benefits from a south easterly aspect and is laid to lawn with a slate bed, along with paved patio seating area.

### GARDEN ROOM

14'3 x 7'1 (4.34m x 2.16m)  
An extremely useful, versatile room with PVCu sealed unit double glazed doors and mains electric.

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system.

### DOUBLE GLAZING

The property benefits from a mix of uPVC and sealed unit double glazing.

### TENURE

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

### 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 the 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)



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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