

















The Property Specialists

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83 Walkergate, Beverley HU17 9BP £399,950

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- Charming period townhouse
- · Centrally located
- · Parking to the rear
- Grade II Listed property
- Three bedrooms / Two reception rooms
- Beautiful stylish property
- Easy to maintain garden
- Move-in condition
- EPC D
- · Council tax band C

\*\*\*\*\* Private Parking to Rear \*\*\*\*\*

A beautiful and charming period end terrace, situated in an ideal central location on historic Walkergate. Immaculately presented and with a superb warm and cosy feel, this property is sure to enchant everyone who visits.

With two well proportioned reception rooms and three bedrooms arranged over two floors, the property has been lovingly enhanced over many years to retain its period charm.

Having parking to the rear and an easy to maintain courtyard garden, very few properties with such desirability remain in central Beverley!

# **LOCATION**

This beautiful property is centrally located on historic Walkergate which runs almost parallel to the pedestrianised Toll Gavel. Situated directly opposite the notable United Reformed Church, the property enjoys a position surrounded by similar properties of architectural merit.

#### THE ACCOMMODATION COMPRISES

#### **GROUND FLOOR**

# **ENTRANCE HALL**

16'5 x 3' (5.00m x 0.91m)

Timber front door with window over, solid maple floor, cast iron radiator and stairs to the first floor accommodation.

# **LIVING ROOM**

13'1 x 10'7 (3.99m x 3.23m)

A well proportioned and cosy room having a beautiful period fireplace with blue tiled hearth and back housing an open grate fire. Part wood panelling to walls, cupboards and shelves in alcoves, sash window to the front elevation and two cast iron radiators.

#### **SITTING ROOM**

13'2 x 10'6 (4.01m x 3.20m)

Painted cast iron fireplace, solid wooden floor, shelves and cupboards in alcoves, cupboard under stairs and French doors leading out into the garden.

#### **KITCHEN**

19'7 x 4'10 (5.97m x 1.47m)

A beautiful kitchen having freestanding solid wood units with butchers block worksurfaces. Four ring electric hob with extractor over, Belfast sink, tiled splashbacks, solid wooden floor, space and plumbing for fridge freezer. Window to the side elevation and timber glass panelled door opening out into the garden.

#### FIRST FLOOR

#### **LANDING**

Window to the rear elevation and staircase to the second floor accommodation.

# **BEDROOM 1**

14'4 x 13' (4.37m x 3.96m)

A beautifully proportioned double room, cast iron fireplace with blue tiled hearth and back, sash window to the front elevation, cast iron radiators.

# **BATHROOM**

13' x 8'4 (3.96m x 2.54m)

Four piece sanitary suite sympathetic to the age of the house comprising free standing enamelled roll top bath, shower enclosure, WC with overhead cistern and large wall hung hand wash basin. Cast iron fireplace, solid wood floor, window to the rear elevation and electric towel rail.

#### **SECOND FLOOR**

#### **LANDING**

#### **BEDROOM 2**

13'6 x 8'9 (4.11m x 2.67m)

Window to the front elevation.

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

# **BEDROOM 3**

8'7 x 7'4 (2.62m x 2.24m)

Currently used as a study, sash window to the rear 01482 886200 to arrange an appointment to view. elevation and solid wood floor.

#### **OUTSIDE**

The property has a small front forecourt area locally based professional services of PR Mortgages Ltd approximately a metre wide. The rear garden is easy to to provide you with impartial specialist and in depth maintain and has been laid under gravel, with a shed for mortgage advice. With access to the whole of market and storage. A cast iron gate opens onto a right of way with also exclusive mortgage deals not normally available on vehicular access to the side of the property. Immediately the high street we are confident that they will be able to behind the property (alongside a garage) is the parking help find the very best deal for you. space for the property. This space is leased for £150PA checked by the buyers solicitor).

#### **SERVICES**

All mains services are available or connected to the

# **CENTRAL HEATING**

The property benefits from a gas fired central heating system.

## **TENURE**

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

#### **VIEWING**

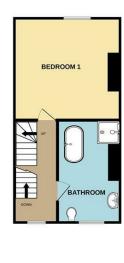
Please contact Quick and Clarke's Beverley office on

#### **FINANCIAL SERVICES**

Quick & Clarke are delighted to be able to offer the

and has approximately 70 years left on the lease (to be Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@gandc.net







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