



QUICK & CLARKE
The Property Specialists

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38 Ferguson Road, Walkington HU17 8SL
£275,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Three/Four bed home in central village location
- Easy to maintain westerly facing garden
- Off-street parking and garage
- Principal bedroom with en-suite
- Attractive conservatory to the rear
- Ideal for amenities and footpaths
- Close to Walkington Church
- Enviaible school catchment
- Council tax band . EPC rating

Beautifully presented and much loved home which has recently been converted from a four bed to a three bed property with the addition of an en-suite shower room to the principal bedroom. Well-proportioned and with an attractive layout which flows well, the property is in a superb position on a cul-de-sac close to Walkington's historic church and ideal for the amenities of this much sought after village.

LOCATION

The property is located on the cul-de-sac forming Ferguson Road which leads off from All Hallows Road close to the church and the centre of Walkington.

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 with include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ENTRANCE HALL

6'4 x 6'2 (1.93m x 1.88m)
uPVC ornate glass panelled front door with further window to one side, wood style laminate flooring and stairs to the first floor accommodation.

LOUNGE

18'9 x 16'8 max (5.72m x 5.08m max)
Of an L-shape and offering flexibility of layout, the focal point of the room is an ornate gas living flame fire set in a wood surround with marble hearth and back. Two windows to the front elevation, one being a bay window.

DINING ROOM

10'5 x 9'4 (3.18m x 2.84m)
Open plan from the lounge, originally having double doors to separate the two which could be reinstated. uPVC French doors opening into the conservatory.

KITCHEN

14'6 x 8'11 (4.42m x 2.72m)
Slightly extended with an attractive range of wall and base storage units with white fronts, contrasting granite style laminate worksurfaces and ceramic tiled splashbacks. 1 1/2 bowl inset sink and drainer, five ring stainless steel gas hob with extractor over. Bosch oven and grill, space and plumbing for upright fridge freezer and washing machine, wall-mounted radiator. Cupboard concealing the modern Worcester Bosch gas boiler, a continuation of the laminate flooring from the entrance hall, uPVC door and window opening into the conservatory with further window to the side elevation.

CLOAKROOM

6'4 x 3'1 (1.93m x 0.94m)
Two piece sanitary suite comprising back to the wall WC and wall-hung wash basin. Window to the side elevation along with chrome heated towel rail and laminate flooring to match that in the entrance hall.

CONSERVATORY

12'11 x 16'5 (3.94m x 5.00m)
A recent addition to the property and of an L-shape with glass roof, electric heater and doors leading out both onto the garden and onto the driveway at the side of the property.

FIRST FLOOR LANDING

Two built-in cupboards and access to the loft for storage.

PRINCIPAL BEDROOM

18'9 x 10'11 (5.72m x 3.33m)
Originally two rooms which could be reinstated, with two windows to the front elevation, modern fitted wardrobes with sliding fronts, access to the new en-suite shower room.

EN-SUITE SHOWER ROOM

7'3 x 5'2 (2.21m x 1.57m)
Modern three piece sanitary suite comprising corner shower enclosure, low level WC and vanity wash basin along with chrome heated towel rail.

BEDROOM 2

8'9 x 10'5 (2.67m x 3.18m)
Laminate flooring and window to the rear elevation.

BEDROOM 3

9'8 x 7'2 (2.95m x 2.18m)
Laminate floor and window to the rear elevation.

BATHROOM

8'9 x 6'4 (2.67m x 1.93m)
Three piece sanitary suite comprising P-shaped bath with electric shower over, vanity unit with semi-recessed wash basin and back to the unit WC. Built-in cupboard shelved out for storage and window to the side elevation.

OUTSIDE

The property is set back from the road with a wide area of brick sett car parking to the front. The driveway continues down the side of the property to the garage.

The rear garden is compact and easy to maintain with a central lawn and is fenced on two sides. Westerly facing, the garden backs onto an area of open pasture.

GARAGE

A brick built garage with up & over door, side courtesy door and window, supplied with light and power. Further storage in the roofspace.

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 uPVC 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



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.