



3 Meadow Way, Walkington HU17 8SD
£450,000

- Beautifully presented home
- Substantially extended - approx 1,600 square feet
- Versatile accommodation
- Two reception rooms
- Ground floor bedroom
- Three first floor bedrooms
- Outstanding village location with great facilities
- Highly regarded primary school
- Great senior school catchment area
- Council tax band E. EPC rating C.

A beautifully presented and substantially extended detached four bedroomed house located in one of the most sought after Beverley villages, popular for its picturesque setting with village pond and extensive facilities including mini-supermarket, public houses/restaurants and recreational facilities. The local primary school is also very much in demand and the house is located within the catchment area for Beverley High School for girls and Beverley Grammar School for boys.

The property extends to approximately 1,600 square feet offering two reception rooms with beautifully appointed kitchen and a bedroom at ground floor. At first floor level is a master bedroom with en-suite bathroom, two further bedrooms and a family bathroom.

A wonderful family home!

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

PVCu sealed unit double glazed door and staircase to first floor.

CLOAKROOM

Low level WC, PVCu sealed unit double glazed window, half tiled walls and chrome towel radiator.

LIVING ROOM

23'4 x 11'10 (7.11m x 3.61m)

Wall-mounted feature electric fire, PVCu sealed unit double glazed window and radiator. Patio doors to:

DINING ROOM

12'7 x 12'4 (3.84m x 3.76m)

Orangery style roof, PVCu sealed unit double glazed patio doors to garden and radiator.

UTILITY

Tile effect floor, plumbing for washing machine and door to garage.

OFFICE

8'2 x 6'3 (2.49m x 1.91m)

PVCu sealed unit double glazed window and radiator.

KITCHEN

19'4 x 12'2 (5.89m x 3.71m)

An extensive range of white gloss base and eye level units having granite worksurfaces with matching island, incorporating two ovens with microwave, 1 1/2 bowl single drainer sink unit, PVCu sealed unit double glazed window overlooking rear garden and radiator.

BEDROOM 4

11' x 9' (3.35m x 2.74m)

PVCu sealed unit double glazed window and radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

15'2 x 12' (4.62m x 3.66m)

PVCu sealed unit double glazed window and radiator.

EN-SUITE BATHROOM

9' x 8' (2.74m x 2.44m)

Freestanding bath with shower in separate cubicle, low level WC and vanity wash basin, PVCu sealed unit double glazed window and two towel radiators.

BEDROOM 2

15'7 x 9' (4.75m x 2.74m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'4 x 9' (2.84m x 2.74m)

PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7' x 5'6 (2.13m x 1.68m)

Panelled bath with wash basin and low level WC, half tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property stands on a good sized plot having open plan lawned garden with in and out brick sett driveway leading to the integral single garage, whilst at the rear is a further lawned garden with wrap around decking seating area.

GARDEN ROOM

16' x 9' (4.88m x 2.74m)

Two sets of French doors to garden, spotlights and power laid on.

GARAGE

9' x 26'8 (2.74m x 8.13m)

Up & over door, light and power laid on, gas central heating boiler.

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.

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