



**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**38 Lawson Close, Walkington HU17 8TR**  
**Offers Over £450,000**

- Beautiful, extended and remodelled property
- Flexibility of a ground floor bedroom with en-suite wet room
- Sought after central village location
- Double garage and parking
- Stunning and interesting design
- 4/5 bedrooms and 3 bathrooms
- Beautiful kitchen
- West facing rear garden
- Council tax band F
- EPC rating B

A beautiful and unique property, much extended and remodelled over time to give a fabulous level of flexibility. With a beautiful light and bright interior and having the benefit of a ground floor bedroom with en-suite wet room, the property has also been remodelled to create a large second bedroom which originally was two separate rooms and could be converted back relatively easily.

In a superb position in the centre of the village and with off-street parking and double garage, along with a westerly facing garden, viewing is highly recommended.

#### LOCATION

The property is located on Lawson Close which is a cul-de-sac accessed off Redgates from 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 which include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR ENTRANCE HALL

6'2 x 5'1 (1.88m x 1.55m)  
Modern uPVC front door with stained glass panels, oak flooring which flows throughout most of the ground floor accommodation and stairs to the first floor.

##### LIVING ROOM

16'11 x 15'5 (5.16m x 4.70m)  
A very well-proportioned light and bright room courtesy of its two windows to the front elevation. The focal point of the room is a gas living flame fire set in a wooden surround with quartz hearth and back. Pocket doors opening into the dining/sitting room.

##### DINING / SITTING ROOM

31'7 x 9'5 (9.63m x 2.87m)  
A stunning room with several Velux skylights and further bifold doors which create a beautiful light and bright ambience. With flexibility of layout, there are pocket doors which lead through into the breakfast kitchen, a continuation of the oak flooring and an integral door through into the garage.

##### BREAKFAST KITCHEN

15'5 x 11'6 (4.70m x 3.51m)  
A beautiful kitchen incorporating wall and base storage units with white fronts, solid wood worksurfaces and matching upstand. Centre island with breakfast bar, five ring stainless steel gas hob with extractor over, porcelain 1 1/2 bowl sink and drainer. Bosch integrated oven and microwave, dishwasher, washing machine and tumble dryer. Space for upright fridge freezer and windows to both front and side aspect.

##### REAR LOBBY

6' x 3'9 (1.83m x 1.14m)  
uPVC obscured glass panelled door leading out onto the driveway.

##### GUEST BEDROOM / SITTING ROOM

11'8 x 11'1 (3.56m x 3.38m)  
A ground floor bedroom with window to the front elevation, fitted wardrobes and pocket door through into the wet room.

##### WET ROOM

7'5 x 5'9 (2.26m x 1.75m)  
Three piece sanitary suite comprising vanity unit with back to the unit WC and semi recessed wash basin, level access wet room shower, chrome heated towel rail, window to the rear elevation and tiled walls.

##### FIRST FLOOR LANDING

Access to the loft for storage and window to the rear elevation.

##### PRINCIPAL BEDROOM SUITE:

##### BEDROOM

11'9 x 11'2 (3.58m x 3.40m)  
A well-proportioned room with window to the front elevation.

##### DRESSING ROOM

14'3 x 6'8 (4.34m x 2.03m)  
The bedroom is approached through a long dressing room/walk-in wardrobe with window to the rear elevation and a range of fitted wardrobes with sliding fronts which encompass one whole wall.

##### EN-SUITE

11'9 x 5'9 (3.58m x 1.75m)  
Three piece sanitary suite comprising vanity unit with back to the unit WC and semi-recessed wash basin, level access shower with overhead shower and body jets, fully tiled walls and floor, window to the rear elevation.

##### BEDROOM 2

15'6 x 11'8 max (4.72m x 3.56m max)  
Originally two rooms which could very easily be put back to the original arrangement with the addition of a stud wall. The current large bedroom is dual aspect with windows to both the front and rear and an overstairs cupboard.

##### BEDROOM 3

14'2 x 8'8 max (4.32m x 2.64m max)  
Window to the front elevation and oak floor.

##### BATHROOM

Three piece sanitary suite comprising modern shower bath with Aqualisa power shower over, vanity unit with back to the unit WC and semi-recessed wash basin, chrome heated towel rail, tiled walls and floor, window to the front elevation.

##### OUTSIDE

The property is situated on a large corner plot with gardens encompassing three sides of the house. To the front the garden is open plan and lawned with an area to the side which has been laid under gravel for parking and leads up to the garage. The driveway can accommodate a number of cars.

With a largely westerly aspect and positioned to the side of the property, the main garden is accessed from the bifold doors from the dining/sitting room or via a timber gate at the front of the property. With a wide stone flagged patio area adjacent to the house, two steps lead up to an area of lawn. The garden has a fenced perimeter and a concealed area behind the garage for the storage of bins.

##### GARAGE

23'10 x 8'4 (7.26m x 2.54m)  
A large tandem garage with roller shutter door, three Velux rooflights, supplied with light and power, and integral door from the dining/sitting room.

##### SERVICES

All mains services are available or connected to the property, along with solar panels.

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



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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.