



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
www.quickclarke.co.uk



5 Oriel Close, Walkington HU17 8YD
£350,000

- Well presented four bedroom home
- Cul-de-sac location
- Hugely sought after development
- Outstanding school catchment area
- Open plan kitchen/diner
- Bay fronted living room and conservatory
- Updated boiler, electrics/consumer unit, facias and soffits
- En-suite to master bedroom
- Well presented gardens & integral single garage
- EPC Rating: D; Council Tax Band: E

A lovely four bedroom detached house within the cul-de-sac of Oriel Close, forming part of the hugely popular Broadgate development. Broadgate is well known for its attractive mature tree setting with open areas, and is particularly sought after due to its location within the school catchment areas for Walkington Primary School, Beverley High School for girls and Beverley Grammar School for boys.

No. 5 offers lovely modern, well presented accommodation which has been enhanced by the provision of an attractive conservatory to the rear and the master bedroom offers a modern en-suite.

The gardens are well tended with attractive seating and planting areas, and the house also benefits from private driveway and integral single garage.

A super home in an outstanding location.

LOCATION

The Broadgate development remains a much sought after location for many families, being situated in the catchment area for Walkington Primary School and also Beverley Grammar and High School. Situated between Walkington and Beverley and lying just off the Westwood Pastures, the development provides ease of access not just to the amenities of the village and the market town, but also to the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber effect laminate floor, return staircase to first floor having understairs storage cupboard and radiator.

CLOAKROOM

Low level w.c., wash hand basin, laminate floor, PVCu sealed unit double glazed window and chrome towel radiator.

LIVING ROOM

13'10" x 11'7" (4.22m x 3.53m)
Timber effect laminate floor, inset log burner on granite hearth, PVCu sealed unit double glazed bay window, ceiling coving and radiator.

KITCHEN/DINER

21' x 9'6" (6.40m x 2.90m)
Offering a range of white gloss base and eye level units with granite effect work surfaces having single drainer sink unit, electric range cooker, space for fridge freezer, tile effect floor and timber effect laminate flooring, PVCu sealed unit double glazed window, sealed unit double glazed patio doors to conservatory and radiator.

UTILITY ROOM

6'9" x 4'10" (2.06m x 1.47m)
Fitted base and eye level units with marble effect work surface, plumbing for automatic washing machine and dishwasher, wall mounted gas fired central heating boiler and door to outside.

CONSERVATORY

12' x 9'5" (3.66m x 2.87m)
Of brick and PVCu sealed unit double glazed construction with timber effect laminate floor, French doors to garden and personal access door to garage.

FIRST FLOOR

LANDING

Built-in airing cupboard housing hot water cylinder.

BEDROOM 1

13'10" x 12' (4.22m x 3.66m)
Fitted wardrobes, PVCu sealed unit double glazed windows to two elevations, timber effect laminate floor and radiator.

EN-SUITE

6'82 x 4'7" (1.83m x 1.40m)
An upgraded suite comprising shower with glass screen, vanity wash basin with drawers below and low level w.c., tiled walls and floor, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

9'10" x 9'7" (3.00m x 2.92m)
Timber effect laminate floor, built-in wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'5" x 8'5" (2.87m x 2.57m)
Currently used as an attractive snug having laminate timber effect floor, PVCu sealed unit double glazed window and radiator. Access to eaves storage cupboard.

BEDROOM 4

8'8" x 6'9" (2.64m x 2.06m)
Timber effect laminate floor, PVCu sealed unit double glazed window and radiator.

BATHROOM

7' x 6' (2.13m x 1.83m)
A further modern suite comprising oval bath with stone effect panelling, vanity wash basin with drawers below and low level w.c., tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property stands in a cul-de-sac position having open plan lawn with mature planting and tarmac double driveway.

The rear garden has been attractively landscaped to offer lawn and planting areas along with two paved seating areas with pergola style coverings.

GARAGE

16'6" x 8'5" (5.03m x 2.57m)
The property benefits from an integral single garage with electric remote controlled door, personal access door into the conservatory and light and power laid on.

UPDATES

Soffits & Facias, Electrics/New Consumer Unit and New 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 PVCu double glazing.



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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