



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



14 Autherd Garth, Walkington HU17 8RZ
£260,000

- Semi-detached house
- Outstandingly well-presented
- Beautiful inside and out
- Extended to rear
- Bifold doors to garden
- Three good sized bedrooms
- Outstanding village location
- Highly regarded primary school
- Great senior school catchment
- Council tax band B. EPC rating D.

An incredibly well-presented, both inside and out, three bedroomed semi-detached house standing on a very generous plot and an absolute credit to the current owner.

The property has been extended in the past to provide wonderful open plan kitchen day room with bifold doors leading out onto the beautifully tended gardens. The bedrooms are generously proportioned and a recently modernised bathroom has been installed.

Walkington is one of Beverley's most sought after villages and this offers the discerning purchaser the opportunity to acquire a wonderful home in an outstanding village location.

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

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber effect laminate floor, staircase to first floor and radiator.

LIVING ROOM

15'8 x 11'3 (4.78m x 3.43m)

Wall-mounted electric fire, timber effect laminate floor and PVCu sealed unit double glazed window.

KITCHEN DAY ROOM

KITCHEN

24'10 x 10' plus 9' x 4'9 (7.57m x 3.05m plus 2.74m x 1.45m)
An array of modern base and eye level units with stone effect worksurfaces incorporating a 1 1/2 bowl sink unit, space for range, understairs storage cupboard, two radiators and PVCu sealed unit double glazed windows.

DAY ROOM

10'7 x 9'10 (3.23m x 3.00m)

Laminate floor and bifold doors leading to the rear garden, sealed unit double glazed skylight and radiator.

FIRST FLOOR LANDING

PVCu sealed unit double glazed window and built-in airing cupboard housing hot water cylinder.

BEDROOM 1

13' x 10'4 (3.96m x 3.15m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'3 x 9' (3.43m x 2.74m)

Fitted wardrobes, timber effect laminate floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'6 x 7'2 (2.90m x 2.18m)

With bulkhead, PVCu sealed unit double glazed window and radiator.

BATHROOM

6' x 5'6 (1.83m x 1.68m)

Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

OUTSIDE

There is a pedestrian approach via an area of public open space and the property itself benefits from a front lawned garden with planted beds and hedged boundaries.

There is a large rear and side garden laid mainly to lawn with beautifully presented flower beds and stone and paved pathways. An enclosed decking area provides a lovely seating space along with a further patio accessed directly from the day room. There is also the benefit of a large shed/workshop.

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.

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.
Made with Metropix ©2024