



QUICK & CLARKE
The Property Specialists

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8 Huzzard Close, Broadgate, Walkington HU17 8YG
£250,000

- Spacious family town house
- Substantial through room; L-shaped breakfast kitchen
- Useful utility store
- Bedroom 1 with en-suite shower room
- 2 further good size bedrooms
- Larger than anticipated plot
- Significant off-street parking
- Lovely rear lawned garden
- Excellent school catchment areas
- EPC Rating: C; Council Tax Band: C

A super and particularly spacious three bedroom town house located between the picturesque village of Walkington and the open pastures of Beverley Westwood in one of the area's most sought after residential developments, very popular with families and situated within the catchment for Walkington Primary School, Beverley Boys' Grammar School and Beverley Girls' High School. This wonderful home offers substantial through room along with L-shaped kitchen/diner and particularly useful utility store at ground floor. At first floor there is a master bedroom with en-suite shower room, two further bedrooms and family bathroom.

The plot is particularly well proportioned, and much larger than anticipated to the front providing significant off-street car parking, along with a lovely rear lawned garden with planting beds.

This really will make a super family home or an outstanding investment opportunity in an extremely popular 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, staircase to first floor and radiator.

LIVING ROOM

14'5" x 9'10" (4.39m x 3.00m)
Timber effect flooring, feature timber fireplace having polished stone inset and hearth, understairs storage cupboard, PVCu sealed unit double glazed window and radiator. Open to:

DINING AREA

7'9" x 7'6" (2.36m x 2.29m)
Bay window overlooking rear garden, timber effect flooring, PVCu sealed unit double glazed window and radiator.

KITCHEN

14' x 13'5" narrowing to 7'9" (4.27m x 4.09m narrowing to 2.36m)
A super light and spacious L-shaped breakfast kitchen having a range of cream base and eye level units with timber work surfaces incorporating an electric oven and hob with integrated dishwasher, fridge freezer, one and a half bowl single drainer sink unit, PVCu sealed unit double glazed window and PVCu sealed unit double glazed French doors to garden.

UTILITY STORE

8'6" x 8'1" (2.59m x 2.46m)
Plumbing for automatic washing machine, roller shutter door, light and power laid on.

FIRST FLOOR

LANDING

Built-in cupboard housing gas fired central heating boiler.

BEDROOM 1

10'9" x 9'10" (3.28m x 3.00m)
Timber effect flooring, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Shower in cubicle, built-in cupboard, wash basin and low level w.c., tiled walls, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9'6" x 7'10" (2.90m x 2.39m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'7" x 6'4" (2.92m x 1.93m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'3" x 6'3" (1.91m x 1.91m)
Panelled bath with shower over, vanity wash basin, low level w.c. having concealed cistern, tiled walls, chrome towel radiator and PVCu sealed unit double glazed window.

OUTSIDE

The property is approached via a shared private driveway with open plan pebble garden and driveway, along with a further area of land to the front which is currently used to provide additional extremely useful off-street car parking.

To the rear of the house is a very good size lawned garden with fenced boundaries and planting beds.

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.

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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