



QUICK & CLARKE
The Property Specialists

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25 Teal Close, Walkington HU17 8TW
£340,000

- Beautifully re-modelled and renovated
- Tucked away position
- Sought after village location
- Westerly facing garden
- Stylish kitchen & bathroom
- Well proportioned living room & dining room
- EPC Rating: D
- Council Tax Band: C

Having undergone a recent full programme of modernisation, this very attractive and re-modelled house is situated in a superb position on a cul-de-sac close to the centre of Walkington. Set back from the road, which enhances the peaceful ambience of the property, the house has an attractive layout with a well proportioned living room and stylish kitchen opening into a dining room. With an equally stylish and modern house bathroom, the property also benefits from three good size bedrooms, off-street parking and an attractive Westerly facing garden.

LOCATION

The property is located on the Western side of the cul-de-sac that forms Teal Close, which is accessed off Redgates close to the centre of the extremely popular village 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

13' x 8'11" (3.96m x 2.72m)

Modern composite front door with glass panel and window to one side, attractive laminate flooring and stairs to the first floor accommodation.

LIVING ROOM

20'4" x 11'5" reducing to 8'3" (6.20m x 3.48m reducing to 2.51m)

A very well proportioned and dual aspect room with window to the front elevation and French doors opening out onto the Westerly facing garden, a continuation of the laminate flooring from the entrance hall, attractive gas stove set into the wall with oak mantel above and granite hearth.

KITCHEN

10'10" x 9' (3.30m x 2.74m)

A stylish kitchen with a range of navy blue base units with contrasting white wall units and matching white laminate work surfaces, which provide a very clean and bright look, four ring induction hob with extractor over, double oven, porcelain one and a half bowl sink and drainer, integrated fridge and freezer, window to the rear elevation and laminate flooring.

Opening into:

DINING/SITTING ROOM

16'5" x 8'2" (5.00m x 2.49m)

A large room which gives the flexibility of having space for both dining and living room furniture, laminate flooring and window to the front elevation. Door through to utility room.

UTILITY ROOM

8'6" x 6'10" (2.59m x 2.08m)

Timber glass panelled door opening out onto the rear garden, space and plumbing for washing machine, and laminate flooring.

CLOAKS

5' x 2'10" (1.52m x 0.86m)

Two piece sanitary suite comprising low level w.c., pedestal hand wash basin, window to the rear elevation and porcelain tile floor.

FIRST FLOOR

BEDROOM 1

11'9" x 8'2" (3.58m x 2.49m)

Range of fitted wardrobes and window to the front elevation.

BEDROOM 2

9'6" x 7'9" (2.90m x 2.36m)

Window to the rear elevation.

BEDROOM 3

8'3" x 6' (2.51m x 1.83m)

Window to the front elevation and built-in cupboard.

SHOWER ROOM

7'9" x 5'11" (2.36m x 1.80m)

Three piece sanitary suite comprising walk-in shower enclosure, close coupled w.c., vanity hand wash basin, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The property is set back from the road with a wide gravelled driveway providing ample parking for a number of cars. To one side is a well tended lawn with flower borders. A wrought iron gate provides access down the side of the house to the rear garden.

The rear garden is Westerly facing and mature with attractive flower borders and a central lawn. With a patio area adjacent to the rear of the house, and there are two sheds for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. The modern Worcester Bosch boiler is housed in the loft and regularly serviced.

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).

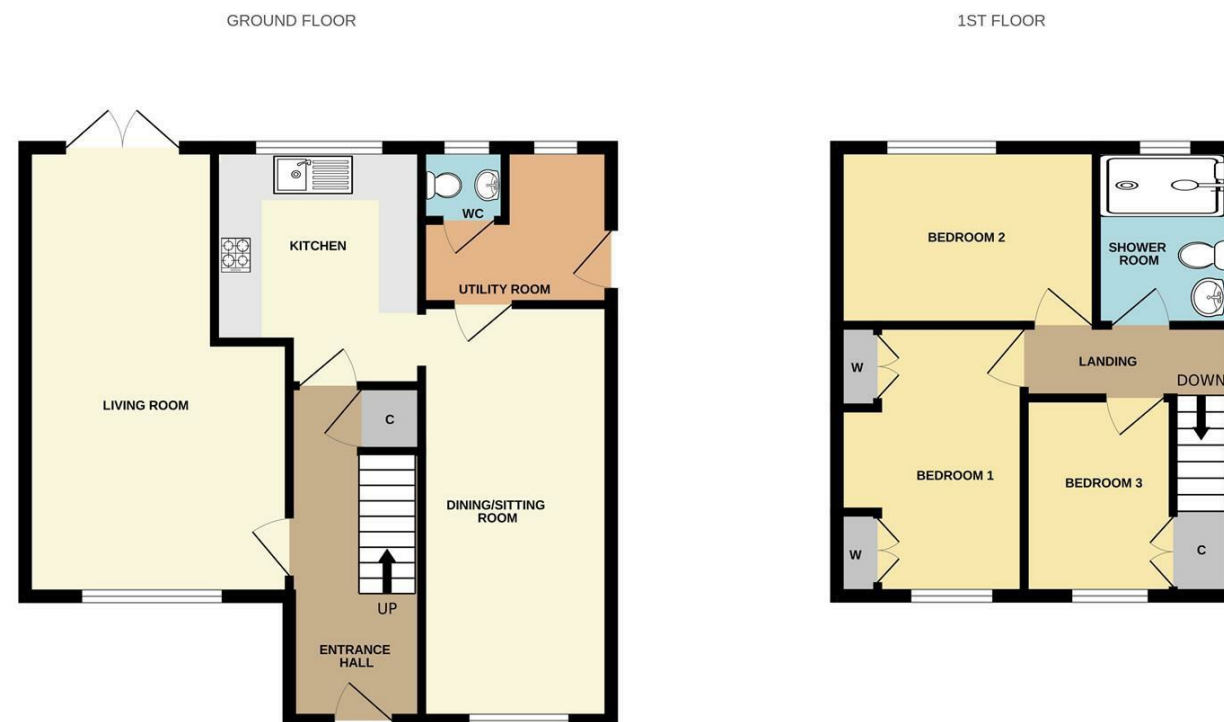
VIEWING

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.
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