



QUICK & CLARKE
The Property Specialists

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14 Saunders Lane, Walkington HU17 8TQ
£585,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Very characterful and homely
- Four bedrooms, two bathrooms
- Three reception rooms
- Living dining kitchen
- Utility room and downstairs WC
- Beautifully arranged over different levels
- Double garage and extensive parking
- Sought after village location
- Council tax band E
- EPC rating D

A most impressive and interesting detached property having a beautiful split-level design which creates a light and homely ambiance.

Having been updated and enhanced by the current owners, the property has great flexibility of living space with three reception rooms, four bedrooms and two bathrooms. In addition there is a stunning open plan living dining kitchen which overlooks the private and well-tended rear garden with its raised patio area. Occupying an elevated position on the north west side of this much sought after village, the property also has a large gravelled drive which provides for extensive parking and leads up to a double garage. The front garden also has a private feel, so much so that it has had a recent addition of a summerhouse.

Viewing of this property is essential.

LOCATION

The property is located on the south side of Saunders Lane, an attractive tree-lined thoroughfare which runs between Townend Road and Manor House Lane on the north western side of the 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

uPVC glass panelled front door with obscured windows to either side. Stairs lead to both the first floor and the ground floor accommodation.

SITTING ROOM/OFFICE

11'11 x 11'2 (3.63m x 3.40m)

Offering flexibility of use with a desk and fitted furniture to one corner and a further built-in cupboard. Window to the front elevation.

DINING ROOM

11'11 x 10'6 (3.63m x 3.20m)
Bay window to the front elevation.

LIVING ROOM

19'8 x 13' (5.99m x 3.96m)
An attractively proportioned room with French doors opening onto the patio area of the southerly facing garden. The focal point of the room is a contemporary styled wood burning stove set on a wide slate hearth. Further window to the rear elevation.

OPEN PLAN LIVING DINING KITCHEN

19'10 x 9'9 (6.05m x 2.97m)
Recently updated with a stunning kitchen having white shaker fronts, granite worksurfaces and matching splashbacks. Four ring induction hob with extractor over, double ovens, stainless steel inset 1 1/2 bowl sink and drainer, integrated appliances and two flat panel radiators.

UTILITY ROOM

5'3 x 9'9 (1.60m x 2.97m)
Base storage units and granite worksurfaces, space and plumbing for washing machine and tumble dryer, uPVC glass panelled door opening onto the rear garden and cupboard housing the modern Viessmann gas boiler.

DOWNSTAIRS CLOAKROOM

5'11 x 2'9 (1.80m x 0.84m)
Two piece suite comprising wall-hung wash basin and back to the unit WC, partially tiled walls, porcelain tiled floor.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM 1

13'1 x 10'7 (3.99m x 3.23m)
Window to the rear elevation.

EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle with modern wet-wall shower board, vanity wash basin and close coupled WC, porcelain tiled floor.

BEDROOM 2

11'1 x 11'11 reducing to 9'6 (3.38m x 3.63m reducing to 2.90m)
Dormer window to the front elevation.

BEDROOM 3

10'6 x 11'10 reducing to 9'6 (3.20m x 3.61m reducing to 2.90m)
Dormer window to the front elevation.

BEDROOM 4

13'1 x 8'10 (3.99m x 2.69m)
Fitted bedroom furniture and window to the rear elevation.

BATHROOM

8'9 x 6'5 (2.67m x 1.96m)
Three piece suite comprising panelled bath, close coupled WC and vanity wash basin, tiled walls and floor, window to the rear elevation.

DOUBLE GARAGE

16'2 x 14'10 (4.93m x 4.52m)
Electric up & over door, supplied with light and power, with extra storage in the roofspace.

FRONT GARDEN

The property is set back from the road with a wide gravelled drive leading through double timber vehicular gates and up to the front of the property. The drive offers extensive parking for several vehicles and partially encloses the lawned garden. The garden has a great level of privacy, so much so that the current owners have installed a summerhouse which makes the front garden much more usable. With wide and well-stocked flower borders there is also a mature deciduous tree. A wrought iron gate and pathway leads down the side of the property to the rear garden.

REAR GARDEN

A further beautiful feature of this enchanting house having a raised patio area which is accessed directly off the living room and the kitchen, and which overlooks a largely lawned garden surrounded by beautifully tended flower borders and having an excellent level of privacy. With a further seating area adjacent to the lawn, there is also a shed for storage with additional space found under the patio and accessed by a doorway from the lawned area.

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



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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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.