



QUICK&CLARKE
The Property Specialists

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Tree Tops, East End, Walkington HU17 8RX
£850,000

- Incredible contemporary property
- Approximately 2,000 square feet
- Private and discreet location
- Fantastic open plan living space
- Views over open countryside to the rear
- Double garage and ample car parking facility
- Excellent school catchment area
- EPC - Awaited

An absolutely incredible and simply stunning home standing in a private and discreet location in one of the area's most sought after residential villages, and benefiting from views over open countryside to the rear. Tree Tops offers approximately 2,300 square feet of absolutely first class living space built by highly regarded developer Simon Wride, and further enhanced by the current owners.

The property offers an amazing open plan living space at ground floor which combines both the inside and outside space, as well as having a utility room and cloakroom along with access to the double garage. At first floor there are four wonderful spacious bedrooms, two of which benefit from en-suite facilities, along with a further family bathroom.

The property is approached by a private driveway with ample car parking and this really is a very rare opportunity to acquire, in the agent's opinion, one of the finest contemporary homes in the village.

LOCATION

Walkington is a favoured residential village some two miles to the West of Beverley and with a range of local facilities within walking distance to include three public houses and associated restaurants and village supermarket in particular. There is also a well regarded local primary school within close walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Feature timber and glazed staircase, tiled floor, sealed unit double glazed window and downlighters.

W.C.

Low level w.c., shelf mounted wash basin, tiled floor, sealed unit double glazed window and downlighters.

OPEN PLAN LIVING SPACE

37'7" x 20'8" (11.46m x 6.30m)
Tiled floor throughout, feature slate effect tiled fireplace having log burner behind glazed screen, sealed unit double glazed windows, sliding doors to garden and downlighters.

To the kitchen area there are an extensive range of white gloss units with stone worksurfaces incorporating an integrated oven with microwave and warming drawer, ceramic hob, fridge freezer, dishwasher and washing machine. There is also a single drainer sink unit and contemporary extractor canopy over the hob.

UTILITY ROOM

9'9" x 8'2" maximum (2.97m x 2.49m maximum)
An 'L' shaped room with white gloss base units and slate effect roll edge worksurfaces. Single drainer sink unit, plumbing for automatic washing machine, under stairs storage cupboard and sealed unit double glazed window.

FIRST FLOOR

LANDING

14'7" x 11'10" (4.45m x 3.61m)
Timber and glazed balustrade with herringbone timber effect flooring, underfloor heating and sealed unit double glazed skylight with downlighters.

BEDROOM 1

20' x 18'6" including en-suite (6.10m x 5.64m including en-suite)
Herringbone timber effect flooring with underfloor heating, sealed unit double glazed window and downlighters.

EN-SUITE

Black stone tiling, monsoon shower behind glazed screen, low level w.c. with concealed cistern and vanity washbasin with drawers below, sealed unit double glazed skylight, chromre towel radiator and downlighters.

BEDROOM 2

20'8" x 13'7" including en-suite (6.30m x 4.14m including en-suite)
Herringbone timber effect flooring with underfloor heating, sealed unit double glazed window, mirror front sliding door wardrobes and downlighters.

EN-SUITE

Tiled floor and walls with glazed screen to shower, vanity wash basin with drawer below and low level w.c., sealed unit double glazed skylight, chrome towel radiator and downlighters.

BEDROOM 3

14'5" x 12' (4.39m x 3.66m)
Herringbone timber effect flooring with underfloor heating, sealed unit double glazed window and downlighters.

BEDROOM 4

14'5" x 11' (4.39m x 3.35m)
Herringbone timber effect flooring with underfloor heating, sealed unit double glazed window and downlighters.

FAMILY BATHROOM

8'6" x 7'8" (2.59m x 2.34m)
Marble tiles to floor and walls, panelled bath with shower in separate cubicle, low level w.c. and vanity wash basin with cupboard below, light tunnel, downlighters and chrome towel radiator.

DOUBLE GARAGE

20' x 18'6" (6.10m x 5.64m)
Electric remote control up-and-over door along with personal access door directly from the entrance hall, gas fired central heating boiler and sealed unit double glazed window.

OUTSIDE

The property is approached via a private shared driveway leading to a substantial gravel forecourt and car parking area, whilst at the rear of the house is a paved seating area beyond which lies a well proportioned lawned garden, which adjoins and benefits from panoramic views over open countryside.

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 double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band G.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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