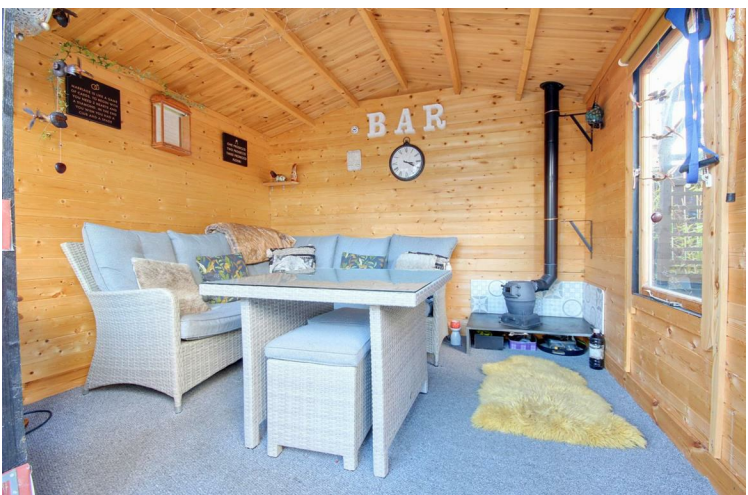






The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



34 Crake Wells, Walkington, Beverley HU17 8SB
Offers Over £260,000

- Detached bungalow.
- Outstanding village location.
- Two good sized bedrooms.
- Refurbished by current owners.
- Excellent senior school catchment area.
- Modern kitchen and shower room.
- Great amenities close by.
- Picturesque village location.
- Great Primary School.
- EPC Rating: D; Council Tax Band: C

A spacious two bedroomed true bungalow located in one of Beverley's most sought after villages, popular for its superb amenities including highly regarded Primary School, picturesque pond, mini-market, pubs, restaurants and recreational facilities.

34 Crake Wells is presented to a very high standard with recent refurbishment undertaken by the current owners benefiting from an eighteen foot living room with well appointed modern kitchen, two good sized bedrooms and contemporary shower room. There are gardens to front and rear along with an extremely useful garden cabin.

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

PVCu sealed unit double glazed door. Built in cloaks cupboard and radiator.

LIVING ROOM

18'0" x 10'2" (5.49m x 3.10m)
Approached via French doors with fitted log burner, full height PVCu sealed unit double glazed picture window to front elevation and radiator.

KITCHEN

10'5" x 10'4" (3.18m x 3.15m)
Contemporary grey gloss base and eye level units incorporating an electric oven and hob with one and a half bowl single drainer sink unit, integrated microwave and extractor canopy. Tiled floor, PVCu sealed unit double glazed window and vertical radiator.

MASTER BEDROOM

15'0" x 10'2" (4.57m x 3.10m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'6" x 9'7" (3.20m x 2.92m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

8'5" x 6'9" (2.57m x 2.06m)
Showering glazed cubicle with wash basin and low level w.c. Tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is an open plan lawned garden with very good sized side brick set driveway.

To the rear of the bungalow is a low maintenance artificial grass garden with planting beds and an extremely useful timber cabin with useful workshop stove.

GARAGE

The property benefits from a detached single garage with up and over door.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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.

While 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 floorplan 02/25