



Broadacres, 1 Beverley Road, Walkington, Beverley HU17
£725,000

- Incredible family home.
- Outstanding location with good access to Beverley and Westwood.
- Panoramic views to front and rear.
- Over 2,200 square feet.
- 4 reception rooms. 4 bedrooms with en suite to master.
- Amazing family kitchen.
- 0.4 acre plot.
- Much sought after location.
- Highly regarded primary school.
- EPC Rating: C Council Tax Band: E

Quite simply, a stunning four bedroomed detached family house which has been substantially extended and offers in excess of 2,200 square feet of contemporary living space standing on a wonderful plot of approximately 0.4 acres having incredible panoramic views over open countryside to both front and rear.

1 Beverley Road is located on the fringe of the village of Walkington, ever popular for its superb facilities, highly regarded Primary School, access to Beverley and the open pastures of Beverley Westwood. The house and gardens are an absolute delight and are a credit to the current owners, the spacious accommodation offers outstanding family accommodation, the heart of which being the contemporary kitchen forming the heart of the home along with the large and spacious living room overlooking the rear outside space. The four bedrooms are well proportioned having an en suite to the master and a beautifully presented family bathroom.

Properties of this quality and location are rarely available on the open market and this outstanding property really should be viewed.

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
Return staircase to first floor with understairs storage cupboard. Tiled floor. PVCu sealed unit double glazed door and radiator.

LIVING ROOM
22'3" x 21'0" (6.78m x 6.40m)
Feature stone fireplace and hearth with log burner. Skylights and bi-fold door with downlighters and radiator.

DINING ROOM
13'0" x 12'0" (3.96m x 3.66m)
Timber effect flooring with ceiling detailing. PVCu sealed unit double glazed windows and radiator.

BREAKFAST ROOM
12'2"x 9'0" (3.71mx 2.74m)
Tiled floor and radiator.

SITTING ROOM
14'2" x 12'3" (4.32m x 3.73m)
Brick fireplace with open fire. PVCu sealed unit double glazed windows and radiator.

KITCHEN
19'0" x 15'3" (5.79m x 4.65m)
Extensive contemporary units with matching centre island having granite worksurface and sink unit incorporating a window seat. Integrated twin ovens with induction hob. Tiled floor, skylights and French doors to rear entertaining space.

REAR LOBBY
With door to outside.

UTILITY ROOM
8'8" x 4'0" (2.64m x 1.22m)
Fitted worktop. Plumbing for automatic washing machine. Tiled floor, PVCu sealed unit double glazed window and radiator.

CLOAKROOM
Built-in cupboard housing gas fired central heating boiler. Low level w.c. and wash hand basin. Tiled floor and PVCu sealed unit double glazed window.

FIRST FLOOR

BEDROOM 1
13'0" x 12'0" (3.96m x 3.66m)
With fitted wardrobes and PVCu sealed unit double glazed windows.

EN SUITE
8'9" x 7'6" (2.67m x 2.29m)
Tiled floor and walls. Showering quadrant cubicle with wash basin on chrome and glass stand. Low level w.c. PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2
14'0" x 12'3" (4.27m x 3.73m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
14'0" x 8'0" (4.27m x 2.44m)
Fitted wardrobe. PVCu sealed unit double glazed window and radiator.

BEDROOM 4
11'4" x 8'0" (3.45m x 2.44m)
PVCu sealed unit double glazed window and radiator.

BATHROOM
9'8" x 9'0" (2.95m x 2.74m)
Panelled bath with showering cubicle, hand wash basin and low level w.c. Tiled floor and walls. PVCu sealed unit double glazed window and towel radiator.

OUTSIDE
The property stands on a wonderfully elevated plot with large front garden laid mainly to lawn with mature trees, extensive planting areas and substantial brick sett drive parking and turning area.

The house is further complimented by the attractive lawned garden to the rear and large terraced entertaining space with decking seating area and which adjoins open countryside. There is also a vegetable garden plot and greenhouse.

GARAGE
23'4" x 19'0" (7.11m x 5.79m)
Two up and over doors. Having light and power laid on.

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



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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