





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



21 Westfield Garth, Walkington HU17 8TJ
£450,000

- Beautifully presented family home.
- Over 1450 sq ft.
- Cul-de-sac location. Outstanding village.
- Twenty three foot living room. Well appointed kitchen.
- Four good sized bedrooms.
- Lovely Gardens.
- Double Garage.
- Super village facilities.
- Excellent primary school, grammar & high school catchment area.
- EPC Rating: D : Council tax Band E

A beautifully presented four bedroom detached family home located in an outstanding position towards the head of a cul-de-sac and offering over 1450 sq ft of particularly well appointed living space.

The property has been considerably improved and upgraded over the years and offers a twenty three foot open plan living room overlooking the rear garden along with well equipped modern kitchen, ground floor shower room and utility.

At first floor the four bedrooms are particularly well sized and complimented by the modern family bathroom.

The plot is generously proportioned with lawned gardens to front and rear and a double driveway leading to the double garage offers excellent off street car parking facilities.

This really is a wonderful family home in an outstanding village location.

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 PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE HALL

A large spacious welcoming room with timber effect laminate flooring having return staircase to first floor with understairs cupboard, PVCu sealed unit double glazed door and radiator.

LIVING ROOM
16' x 11'5" (4.88m x 3.48m)
A stone fireplace with polished stone inset and hearth having open fire, timber effect laminate floor, PVCu sealed unit double glazed window and radiator. Open to

DINING ROOM
18' 3" x 11' (5.49m 0.91m x 3.35m)
Timber effect laminate flooring, PVCu sealed unit double glazed window with PVCu sealed unit double glazed French doors to rear garden and radiator.

KITCHEN
13' x 10'10" (3.96m x 3.30m)
Having an extensive range of cream units with timber effect work surfaces and breakfast bar incorporating an electric double oven and hob along with integrated dishwasher and fridge, corner double bowl sink unit and PVCu sealed unit double glazed window.

UTILITY ROOM
8' x 5'2" (2.44m x 1.57m)
Laminate floor, plumbing for automatic washing machine, door to garage, wall mounted gas fired central heating boiler and PVCu sealed unit double glazed window with door to outside.

SHOWER ROOM
Shower in cubicle, vanitory wash basin and low level w.c. Laminate floor, PVCu sealed unit double glazed window and chrome towel radiator.

FIRST FLOOR ACCOMMODATION

LANDING
PVCu sealed unit double glazed window and built in storage cupboard.

BEDROOM 1
16' x 11'7" (4.88m x 3.53m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2
11'6" x 9'3" (3.51m x 2.82m)
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 3
12' x 11' (3.66m x 3.35m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4
9'4" x 8'10" (2.84m x 2.69m)
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
9'9" x 5'9" (2.97m x 1.75m)
Paneled bath with shower in separate quadrant cubicle, vanity wash hand basin and low level WC. Tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
The property stands well back from the road having lawned garden with mature well stocked flower beds along with a resin double driveway. To the rear of the house is a further lawned garden which is well screened and offers attractive seating area.

GARAGE
18' x 17' (5.49m x 5.18m)
With electric up-and-over door 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 PVCU 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. Made with Metropix ©2020