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The Property Specialists

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Hunsley House, 12 The Haven, Walkington, Beverley HU17
£895,000



- Immaculately presented property
- Almost 3,800 square feet
- Exceptional garden and Southerly views over open countryside

- Luxurious master suite with balcony
- 3 reception rooms; 5 bedrooms; 4 bathrooms

- Heat recovery ventilation system

- Prime family location

- Outstanding school catchment areas

- EPC Rating: Awaited

- Council Tax Band: G

Hunsley House is a stunning residence providing approximately 3,800 square feet of accommodation, offering a delightful blend of luxury, comfort and design.

The property is presented to the absolute highest standard both inside and out and encompasses the joy of modern living and outside space, making the most of the Southerly panoramic views over open countryside. The seamless arrangement of inside and outside living space is complemented by the inter-connection by multi-fold doors of the house and the thoughtfully designed outdoor space.

Hunsley House offers the most of modern living including zoned underfloor heating, stunning kitchen and four beautifully appointed bathrooms to complement the five generously sized bedrooms. The master bedroom offers multi-fold doors that open onto a private balcony making the most of the panoramic views for your morning coffee or evening nightcap. A heat recovery system has been designed into the property which offers optimal air quality and energy efficiency throughout the year contributing to a comfortable and healthy indoor environment.

This outstanding home is situated in a very popular family location, with gated access and is within the catchment area for both Walkington Primary School and the extremely sought after Beverley Boys' Grammar School and Beverley Girls' High School.

A property of this quality is rarely available on the open market and is a wonderful opportunity to buy an incredible family home.

LOCATION

The Broadgate development remains a much sought after location for many families, being situated in the catchment area for Walkington Primary School and also Beverley Grammar and High School. Situated between Walkington and Beverley and lying just off the Westwood Pastures, the development provides ease of access not just to the amenities of the village and the market town, but also to the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL

Oak staircase to first floor with understairs storage cupboard and timber floor.

CLOAKROOM

Villeroy and Boch sanitary suite comprising half pedestal low level w.c., vanity wash basin with cupboards below, tiled floor and walls, and chrome towel radiator.

LIVING ROOM

25'3" x 16'2" (7.70m x 4.93m)
Feature tile fireplace and hearth with log burner, ceiling mounted speakers, underfloor heating, ceiling cornice and multi-fold doors to garden.

STUDY and/or OFFICE

14' x 13'7" (4.27m x 4.14m)
Fitted bookcase, ceiling cornice, ceiling mounted speakers, sealed unit double glazed box bay window and underfloor heating.

KITCHEN

26'10" x 13'4" (8.18m x 4.06m)
An incredibly light and welcoming living space offering cream gloss base and eye level units complemented with red gloss full height units and timber work surfaces. Integral Neff appliances include induction hob with electric oven, microwave, extractor and warming drawer, dishwasher and space/plumbing for wine fridge. There is also plumbing for an American style fridge and integrated sink unit. The tile covered floor benefits from underfloor heating and there is cornice detail to the ceiling along with ceiling mounted speakers and sealed unit double glazed window overlooking the rear garden. The kitchen opens out to:

DAY ROOM

15'4" x 13'8" (4.67m x 4.17m)
Offering a stunning glass gable making the most of the Southerly panoramic views having tiled floor with underfloor heating and multi-fold doors to the outside living space.

UTILITY ROOM

14'3" x 6'5" (4.34m x 1.96m)
Fitted base and larder units with stainless steel single drainer sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, tiled floor with underfloor heating, down lighters and sealed unit double glazed door to outside.

FIRST FLOOR

LANDING

Built-in airing cupboard housing hot water cylinder with electric immersion heater, sealed unit double glazed window, ceiling cornice and radiator.

MASTER BEDROOM SUITE

19'2" x 16'2" (5.84m x 4.93m)
A beautiful relaxing private area having bedroom with multi-fold doors and private balcony making the most of the stunning views.

'HER' WALK-IN WARDROBE/DRESSING AREA

With hanging space and cupboards.

'HIS' WALK-IN WARDROBE/DRESSING AREA

With fitted shelves.

EN-SUITE BATHROOM

10'9" x 7'8" (3.28m x 2.34m)
Contemporary Villeroy and Boch bathroom suite comprising freestanding bath with double trough wash basins, half pedestal low level w.c. and oversize walk-in shower. Tiled floor and walls, sealed unit double glazed window and two chrome towel radiators.

BEDROOM 2

17'7" x 17'9" (5.36m x 5.41m)
Fitted wardrobes, two sealed unit double glazed windows, ceiling cornice and radiators.

EN-SUITE

Villeroy and Boch sanitary suite comprising shower in cubicle with half pedestal low level w.c. and cantilevered wash basin, part glass brick wall, sealed unit double glazed window and chrome towel radiator.

BEDROOM 3

15'7" x 13'2" (4.75m x 4.01m)
Fitted wardrobes, sealed unit double glazed windows and two radiators.



BEDROOM 4

15'9" x 14' (4.80m x 4.27m)
Fitted wardrobes, ceiling cornice, sealed unit double glazed window and radiators.

FAMILY BATHROOM

11'7" x 7'7" (3.53m x 2.31m)
Villeroy and Boch sanitary suite comprising tiled bath with half pedestal low level w.c. and cantilevered wash basin with cupboard below. Oversized shower with glass screen, tiled floor and walls, sealed unit double glazed window and down lighters.

SECOND FLOOR

LANDING

Two built-in storage cupboards

BEDROOM 5

17' x 12'6" (5.18m x 3.81m)
Three sealed unit double glazed skylights and radiator.

EN-SUITE

16' x 5'6" (4.88m x 1.68m)
Villeroy and Boch sanitary suite comprising tiled bath with shower in over-sized cubicle, half pedestal low level w.c. and cantilevered wash basin, down lighters, sealed unit double glazed skylight and chrome towel radiator.

OUTSIDE

The property is approached by a gated access with intercom system having a brick sett double driveway with lawned garden and mature planting, whilst at the rear is a simply stunning garden offering extensive paved patio entertaining space leading to a lawned garden with mature planting and flower beds, all of which benefit from incredible Southerly panoramic views over open countryside.

GARAGE

18' x 18' (5.49m x 5.49m)
The property benefits from an integral double garage having electric up-and-over door with personal access door, light and power laid on.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from zoned underfloor heating to the ground floor and gas fired radiators to the first floor.

DOUBLE GLAZING

The property benefits from sealed unit 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.