





The Property Specialists

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**Swan Hill 32 East End, Walkington HU17 8RY**  
**Price £345,000**



- Detached three bed home
- NO CHAIN
- In need of some refurbishment
- Close to village facilities
- Delightful position overlooking the village pond
- Generous gardens
- Outstanding village location
- 1266 sq ft
- EPC Rating: TBC

THE PROPERTY

This substantial elevated family home extends to approximately 1266 sq ft offering very generously proportioned three bedroom accommodation which is in need of some refurbishment but stands on a delightful elevated plot with substantial gardens to the front and rear overlooking the village pond and close to all village amenities.

LOCATION

A prime village location, with panoramic view overlooking the lovely pond in Walkington

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Return staircase to the first floor and radiator.

CLOAKROOM

Low level WC with corner wash hand basin and radiator.

LIVING ROOM

17'0" x 12'3" (5.18m x 3.73m )  
Marble fireplace with living flame gas fire, skirting board heating and windows overlooking gardens and village pond.

SUN ROOM

12'1" x 7'1" (3.68m x 2.16m )  
With windows overlooking the rear garden and radiator.

DINING ROOM

10'5" x 10'0" (3.18m x 3.05m )  
Skirting board heating and window overlooking the rear garden.

KITCHEN

11'9" x 9'8" (3.58m x 2.95m )  
Base and eye level units with double drainer sink unit, window overlooking the rear garden and door to the outside.

FIRST FLOOR

LANDING

Window overlooking the village pond.

BEDROOM 1

12'5" x 17'0" (3.78m x 5.18m )  
Having windows to two elevations, built in wardrobes and cupboard housing hot water cylinder with electric immersion heater.

BEDROOM 2

12'0" x 9'10" (3.66m x 3.00m )  
With radiator.

BEDROOM 3

10'3" x 8'7" (3.12m x 2.62m )  
Fitted wardrobe and radiator.

BATHROOM

Panelled bath with wash basin and radiator.

SEPARATE WC

Low level WC and radiator.

OUTSIDE

To the front of the property is a substantial lawned garden with driveway offering excellent off street car parking facility and leading to the double garage.

REAR GARDEN

The rear garden is laid mainly to lawn with an array of mature trees and flower beds offering a lovely area of private space.

DOUBLE GARAGE

17'9" x 16'0" (5.41m x 4.88m )  
Having a sliding door access with light and power laid on.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

TENURE

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

VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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