



**QUICK & CLARKE**  
The Property Specialists

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**38 Northgate, Walkington HU17 8ST**  
**Guide Price £950,000**



- Absolutely incredible home
- One of the finest properties in Walkington
- Outstanding village location
- Approximately 2,800 square feet
- Three/four bedrooms
- 0.6 acre plot
- Substantial oak framed bar and gym
- Excellent school catchment
- Super village facilities
- Council tax F - EPC rating F

Without doubt, one of the finest properties available in arguably the most sought after village serving the historic market town of Beverley.

38 Northgate has been the subject of extensive and exacting refurbishment and extension over the recent years to create a quite simply stunning family home combining the beauty of historic architecture with the light and spacious design to suit modern living. The property extends to almost 2,800 square feet, yet the accommodation flows so easily and has such a welcoming feel that you can only be sure that this will make a wonderful home.

This fantastic house is further complemented by the substantial garden which extends to approximately 0.6 acres and boasts a quite outstanding oak framed gym and bar as well as an historic folly.

One cannot fail to be impressed by the quality of this home and the wonderful living space on offer.

#### 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 which include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With ceiling cornice and ornate plaster corbels, Olde English pattern tiled floor, turned staircase to first floor and cast iron style radiator.

##### LIVING ROOM

14'5 x 20'3 (4.39m x 6.17m)  
Ornate marble fireplace with cast iron inset on quarry tiled hearth, cornice and ceiling detail, sealed unit double glazed sash window, cast iron period style radiator and open to Kitchen/Day Room.

##### SITTING ROOM

13' x 12' (3.96m x 3.66m)  
Ceiling coving, sealed unit double glazed windows to two elevations and cast iron style radiator, door to:

##### OFFICE

5'8 x 5'3 (1.73m x 1.60m)  
Sealed unit double glazed window.

##### KITCHEN / DAY ROOM

36'3 x 16' (11.05m x 4.88m)  
A breathtaking room offering light and spacious living and entertaining space having super timber kitchen comprising base and eye level units with integrated sink and space for range, central island, all with polished stone worksurfaces, incorporating a wine fridge with fridge freezer. Underfloor heating, lantern roof and bifold doors to the rear terrace.

##### UTILITY

15'2 x 8'10 (4.62m x 2.69m)  
With fitted units matching the kitchen, integrated sink, tile effect floor with underfloor heating, walk-in airing cupboard housing gas fired central heating boiler and hot water cylinder, along with door to outside.

##### SEPARATE WC

Low level WC.

##### GARDEN ROOM

14'4 x 10'9 (4.37m x 3.28m)  
A super architectural design with glass elevation and roof having sliding door to terrace, exposed brick walls, tile effect floor and cast iron style radiator.

##### PLAYROOM / BEDROOM 4

12'2 x 11'7 (3.71m x 3.53m)  
Exposed roof trusses, tile effect flooring, sealed unit double glazed window and door to outside along with vertical radiator.

##### FIRST FLOOR

##### LANDING

French doors to balcony with glass balustrade and cast iron style radiator.

##### MASTER BEDROOM SUITE

27'6 x 13'3 (8.38m x 4.04m)  
PVCu sealed unit double glazed windows to two elevations and cast iron style radiator.

##### DRESSING AREA

Extensive fitted wardrobes and radiator.

##### EN-SUITE SHOWER ROOM

Shower in oversized cubicle, fitted units with marble worktops and twin wash basins, low level WC, cast iron and chrome style radiator with tile effect floor and sealed unit double glazed skylight.

##### BEDROOM 2

11'5 x 12'10 (3.48m x 3.91m)  
PVCu sealed unit double glazed sash window and cast iron style radiator, along with walk-in wardrobe area having wardrobe with drawers and PVCu sealed unit double glazed window.

##### BEDROOM 3

13' x 11'6 (3.96m x 3.51m)  
Oriel window, sash window and radiator.

##### FAMILY BATHROOM

14' x 8'9 (4.27m x 2.67m)  
Freestanding slipper style bath, vanity unit with twin sinks, walk-in monsoon shower and low level WC, tile effect floor, Victorian style chrome towel radiator and PVCu sealed unit double glazed window.

##### BALCONY

A lovely area above the kitchen/day room with glass balustrade overlooking the rear garden.

##### OUTSIDE

The property stands on a plot which extends to slightly in excess of 0.6 acres with electric gate leading to side gravelled car parking facility. Directly to the rear of the kitchen day room and garden room is a lovely stone terraced area with steps up to stunning garden space, laid mainly to lawn but with mature planting and paddock style land at the rear.

A substantial oak framed bar and gym has been constructed in the garden close to the historic folly which we believe was built at the same time as the original property over 100 years ago.

##### 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 double glazing.

##### TENURE

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

##### COUNCIL TAX

The Council Tax Band for this property is Band F.

##### 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](mailto:beverley@qandc.net)

##### EPC RATING

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



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.

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