

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



22 George Lane, Walkington, East Yorkshire, HU17 8XX

- 📍 Outstanding Det. House
- 📍 Extended Accommodation
- 📍 Significantly Enhanced
- 📍 Council Tax Band = E
- 📍 Five Beds/Three Baths
- 📍 Landscaped Gardens
- 📍 Double Garage
- 📍 Freehold/EPC = C

£570,000

INTRODUCTION

This outstanding double fronted detached house has been significantly extended and enhanced by the current owners at considerable expense including the acquisition of some rear land to enlarge the garden which has an attractive aspect to the rear across a playing field. Standing at the head of an attractive cul-de-sac off Megson Way, this fine home includes a stunning designer kitchen with a host of integrated appliances. The beautifully appointed living accommodation also includes a spacious lounge, separate dining room and garden room. The accommodation is arranged over three floors and provides up to five bedrooms which includes a luxurious master being 19ft in length and having its own ensuite, the other bedrooms are served by a stylish bathroom and impressive shower room. Gas fired central heating to radiators and uPVC framed double glazing is installed.

Outside, with a wide frontage, there is an open plan garden and a good sized resin bonded driveway which provides multiple parking and leads to the detached double garage. The professionally designed and landscaped rear garden is a real picture with many areas of interest.

LOCATION

George Lane is a residential cul-de-sac situated off Megson Way which forms part of the former Broadgates development, close to Beverley Westwood. Located to the eastern side of Walkington, the property benefits from a great position to enjoy the village environment and facilities of Walkington in addition to the wider amenities of Beverley. The property is ideal for a family as it is situated in the catchment area for Walkington Primary School and also Beverley Grammar and High School.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A lovely hallway with oak flooring and a staircase leading to the first floor off.

CLOAKS/WC

With low level WC and wash hand basin.



LOUNGE

19'0" x 11'4" approx (5.79m x 3.45m approx)

A particularly spacious room having as its focal point a feature granite fireplace with contemporary electric fire. Two windows to the front elevation and patio doors slide open to the:



GARDEN ROOM

12'2" x 10'6" approx (3.71m x 3.20m approx)

With windows overlooking the rear garden and ceiling with inset downlighters. Tiled floor. Double doors leading out to the garden.



DINING ROOM

11'3" x 9'0" approx (3.43m x 2.74m approx)

With two windows to the front elevation.



DESIGNER KITCHEN AND UTILITY

15'7" x 9'7" approx (4.75m x 2.92m approx)

This recently installed designer kitchen has the real 'wow' factor. With high gloss contemporary units and granite work surfaces with matching backstands and a feature coloured glass wall, this beautiful kitchen is a delight. The integrated appliances include two Neff ovens, warming drawer, four ring induction hob, fridge freezer, dishwasher and there is an undercounter one and a half sink. A bank of cupboards house the plumbing for an automatic washing machine and a quality Viessmann gas fired central heating boiler. Recessed downlighters to the ceiling, window and door to rear elevation.



FIRST FLOOR

LANDING

With window to front elevation, staircase leading up to the second floor.

BEDROOM 1

19'0" x 11'7" approx (5.79m x 3.53m approx)

This stunning room has windows to both front and rear elevations and fitted wardrobes with sliding doors.



ALTERNATIVE VIEW

ENSUITE SHOWER ROOM

With stylish refitted suite comprising concealed flush WC, wash hand basin with cabinet and shower cubicle, tiled surround and heated towel rail.



VIEW FROM BED 1



BEDROOM 2

11'7" x 8'9" approx (3.53m x 2.67m approx)
With fitted wardrobe, window to rear elevation.



BEDROOM 5/STUDY

11'8" x 7'4" approx (3.56m x 2.24m approx)
Fitted wardrobe, window to front elevation.



BATHROOM

With contemporary re-fitted suite comprising a panelled bath with shower over and screen, wash hand basin and cabinet, concealed flush WC.



SECOND FLOOR

LANDING

BEDROOM 3

11'0" x 10'0" approx (3.35m x 3.05m approx)
With window to front and velux window to rear. Fitted wardrobes.
Access point to eaves.



BEDROOM 4

12'9" x 10'0" approx (3.89m x 3.05m approx)
Window to front and velux window to rear, access point to eaves.



SHOWER ROOM

A stylish shower room comprising low level WC, wash hand basin in cabinet, shower cubicle, tiling to the walls.



OUTSIDE

The property is situated at the head of this residential cul-de-sac and has a wide frontage with an open plan front garden.

The fenced rear garden has been professionally designed and landscaped with a winding path, shaped lawns and planting. The garden backs onto a playing field therefore is not directly overlooked. A garden shed lies behind the garage.



ALTERNATIVE VIEW



REAR VIEW OF THE PROPERTY



DRIVEWAY

A good sized resin bonded driveway provides excellent parking and access to the detached double garage.



GARAGING

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

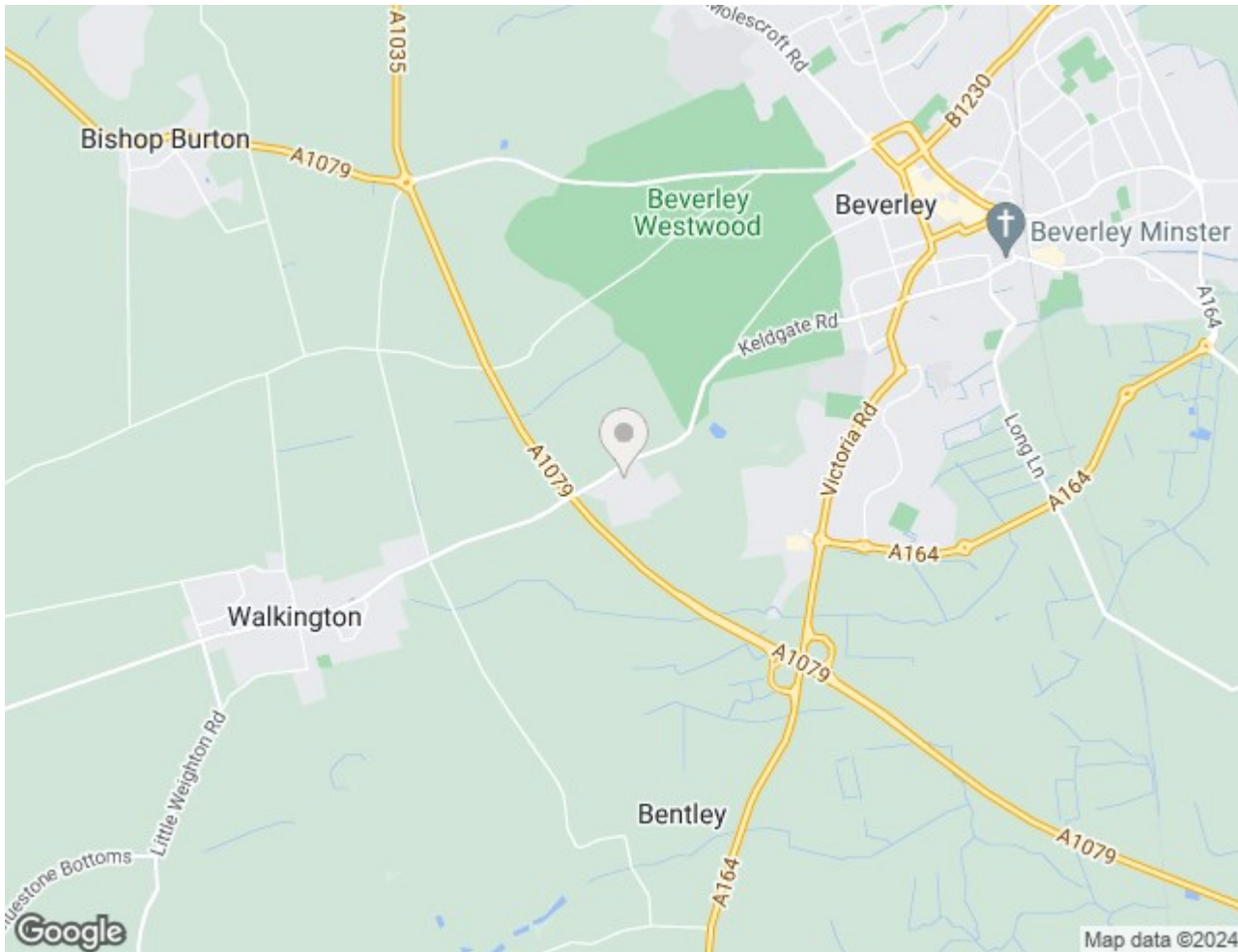
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

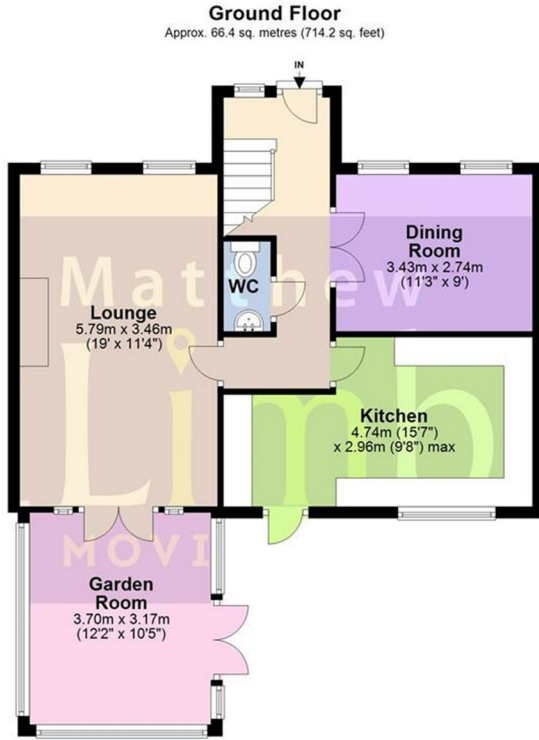
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 153.4 sq. metres (1650.8 sq. feet)

