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**Limb**  
MOVING HOME



*26a Little Weighton Road, Walkington, East Yorkshire, HU17 8SP*

- 📍 Stunning Detached
- 📍 Four Beds / Two Baths
- 📍 Spacious Lounge
- 📍 Council Tax Band = G
- 📍 Fabulous Open Plan Living
- 📍 Attractive Gardens
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC = B

**£825,000**



## INTRODUCTION

A truly stunning modern detached residence offering a fabulous range of accommodation in one of the areas most desirable locations. Built in 2016 to an individual design within a garden plot, the property has high-end contemporary fittings and the layout provides the very best of modern living with a separate lounge and a stunning open plan kitchen/dining/day room with bi-fold doors opening out to the garden. There is also a separate utility room and cloaks/WC. An impressive double height atrium hallway with oak and glass balustrade provides access up to the fabulous galleried landing where there are a series of four double bedrooms including the main which also has the luxury of an extensive array of fitted furniture plus an ensuite shower room. There is also a family bathroom with free standing bath and separate shower enclosure. There is underfloor heating throughout the ground floor and the open plan kitchen also benefits from built in internal blinds to the windows and bi-fold doors.



A block set driveway provides parking and access to the double garage with two automated entry doors. The beautifully landscaped rear garden enjoys much privacy with lawn, patio and summerhouse. There are also two large storage sheds with light and power, situated to the rear of the garage.

## LOCATION

The property can be found along Little Weighton Road accessed via a long driveway. The village of Walkington is situated on the south wolds in the East Riding of Yorkshire, approximately 3 miles to the south west of Beverley. With a population of just under 2500, the village boasts a picturesque main road along which can be found the village's three public houses, convenience store, village pond and the Grade II listed All Hallows parish church.

Walkington has its own primary school (Walkington Primary School - [www.walkingtonschool.org](http://www.walkingtonschool.org)) Ofsted rates the school as 'good' in June 2018, with behaviour and safety of the pupils as 'outstanding'. Further education facilities can be found nearby in Beverley including Beverley Grammar, Longcroft School, East Riding College and the advanced education Beverley school to name but a few. Beverley is the market and county town of the East Riding of Yorkshire and as such enjoys a full range of shopping outlets including a good mix of independent shops, big name national stores and the famous Saturday market in its town centre, complemented by the Flemingate retail and leisure complex. In close proximity to Walkington is the Beverley and East Riding golf club, Beverley Westwood, Bishop Burton College and Beverley racecourse.

Walkington is well placed too for connections to the rest of the UK by car - with the cities of Hull and York close by and the M62 motorway providing speedy access to destinations further afield.

## ACCOMMODATION

The double glazed panel door opens into:

## ENTRANCE HALL

A stunning light and airy double height atrium hall with staircase leading up to the fabulous galleried landing.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin with cupboard under, tiled floor and heated towel rail.

## LOUNGE

26'3" x 14'11" approx (8.00m x 4.55m approx)

Enjoying a dual aspect with bay window to the front elevation and French doors leading out to the rear patio. The focal point of the room is the multi fuel stove upon a slate hearth with oak mantle above. The room also features tv points to one corner of the lounge and over the fire mantle, integrated ceiling speakers for TV and HI-FI, wall lights and 3 separate pin lamp sockets operated from main light switch.



## OPEN PLAN LIVING KITCHEN

25'7" x 21'10" approx (7.80m x 6.65m approx)

The heart of the house. This stunning open plan room provides plenty of space for kitchen, dining and lounging. The spectacular kitchen features an extensive range of fitted units complemented by a grand central island, all topped with attractive granite surfaces. Features include a Villaroy & Bosh inset sink with shower style tap, NEFF appliances including a fan oven with steam function plus a further fan oven/grill with microwave function and warming drawer below. There is an induction hob with built in downdraft filter hood, fridge/freezer and double drawer Fisher Paykel dishwasher. Windows with internal blinds to the side. There are 3 zone ceiling lights and integrated ceiling speakers for TV and Hi-Fi.



## KITCHEN AREA





## *SITTING AREA*

With bi-fold doors with internal blinds opening out to the rear garden.



## *DINING AREA*

Window with internal blinds to the rear.



## *UTILITY ROOM*

13'9" x 6'7" approx (4.19m x 2.01m approx)  
With fitted units, plumbing for a washing machine, space for tumble dryer, tiled floor, USB sockets, wall extractor and windows to side with integrated blinds. Understairs cupboard.



## *BOOT ROOM/REAR LOBBY*

With external access doors to front and side. Internal access door to the garage.

## *FIRST FLOOR*

### *GALLERIED LANDING*

Fabulous light and airy space with With oak and glass balustrade and large double glazed window to the front elevation. There is a loft access hatch plus cylinder/airing cupboard.



## BEDROOM 1

18'5" x 14'3" approx (5.61m x 4.34m approx)

Having an extensive range of fitted furniture including wardrobes, drawers, dressing table and bedside cabinets. Window to rear. The room also features USB sockets, wall points for aerial and electric for wall mounted tv.



## EN-SUITE SHOWER ROOM

With contemporary suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled surround, tiled floor, heated towel rail, inset spot lights, illuminated mirror, wall extractor and window to side with integrated blinds.





## BEDROOM 2

15'0" x 12'6" approx (4.57m x 3.81m approx)  
Bay window to the front elevation. The room also features USB sockets, wall points for aerial and electric for wall mounted tv.



## BEDROOM 3

13'6" x 12'0" approx (4.11m x 3.66m approx)  
With fitted wardrobes and matching bedside cabinet and window to rear. The room also features USB sockets, wall points for aerial and electric for wall mounted tv.



## BEDROOM 4 / STUDY

13'5" x 10'2" approx (4.09m x 3.10m approx)  
Currently used as a study with an extensive range of fitted furniture with granite worktops including desk, drawers, bookshelf and cupboards. Window to rear. The room also features USB sockets, wall points for aerial and electric for wall mounted tv.





## BATHROOM

With contemporary suite comprising an oval bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. Illuminated mirror, heated towel rail, tiled floor, inset spot lights. wall extractor and window to side with integrated blinds.



## OUTSIDE

Approached via a long driveway which is owned by the property with access given to the neighbour. A block set driveway provides ample off street parking and there is a double garage with two automated doors.

The beautifully landscaped rear garden enjoys much privacy with many established shrubs, trees and perennials. There are patio areas plus a summerhouse to one corner. To the rear of the garage are two large storage sheds. Outside electric sockets to front and rear of the property, outside tap, timer controlled driveway lights and outdoor lighting to front, side and rear with dawn to dusk sensors.



## PATIO

With side gate to drive.





## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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

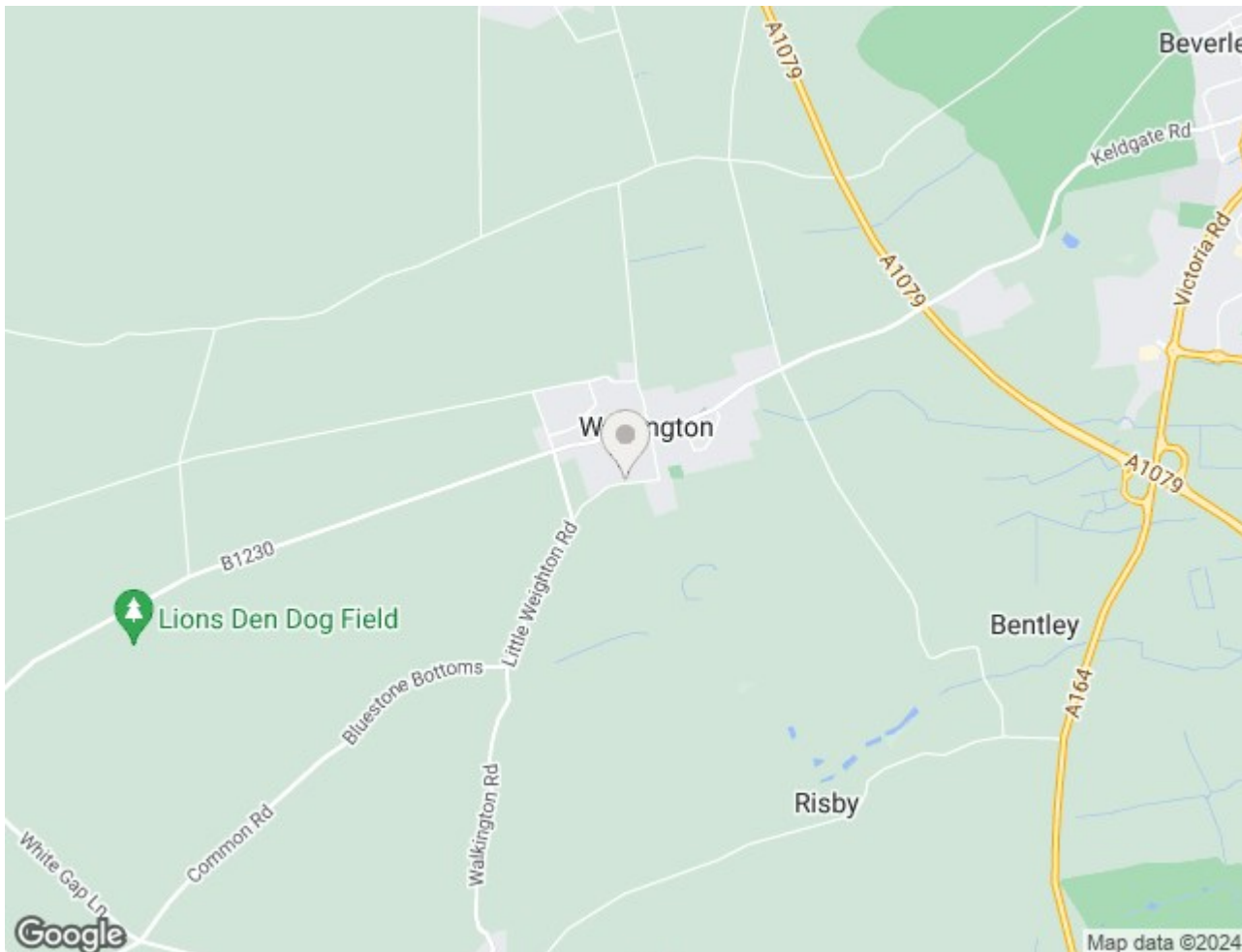
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 254.8 SQ. METRES (2743.0 SQ. FEET)  
26A LITTLE WEIGHTON R, WALKINGTON

