



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **115 Walkergate, Beverley, HU17 9BP** **£675,000**

This Grade II listed, beautifully presented property seamlessly blends period charm with contemporary elegance. Nestled in the heart of Beverley, its double-fronted façade stands proudly along a quintessential terrace road, offering a prime central position in this Georgian market town.

Beverley's cosmopolitan lifestyle is right at your doorstep, with an array of fabulous boutique shops, renowned restaurants, charming coffee houses, a theatre, and a cinema. The tranquil walks along the picturesque Westwood pastures, leading up to the Beverley Racecourse, add to the town's myriad attractions.

Having undergone extensive renovations, this stylish home retains the character and charm of its period origins while incorporating the luxury and sophistication of a modern family residence. The thoughtful design and tasteful interior are a testament to the current owners' dedication.

This property offers more than just a home; it provides a lifestyle, perfectly blending historical elegance with contemporary comfort in one of Beverley's most sought-after locations.

## GROUND FLOOR

### ENTRANCE HALL

a grand entrance hall with sweeping staircase and imported German shutters



### LOUNGE

16'3 max x 15'11 max (4.95m max x 4.85m max)

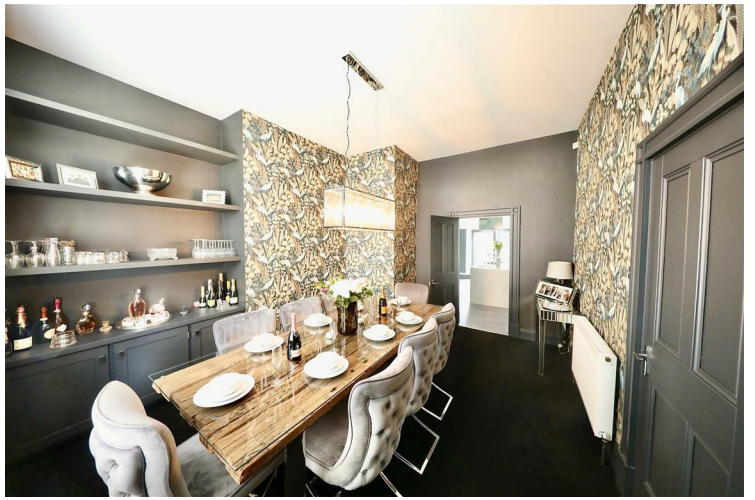
A large and cosy reception room packed with original period features and a feature fire place... kick back, relax and watch the world go by



### DINING ROOM

15'5 max x 12'10 max (4.70m max x 3.91m max )

An elegant and warm dining room just perfect for family get togethers and dinner parties adorned with beautiful imported German wallpaper



### KITCHEN/FAMILY ROOM

28'4 max x 10'3 max (8.64m max x 3.12m max )

A stunning open plan living space with double bi-folding doors to the rear garden. A superb space for entertaining, BBQ's or family time.



### KITCHEN

Step into this stunning kitchen, where modern design meets functionality. At the heart of the room lies a central island, featuring integrated bin storage and ample space for meal prep or casual dining. The kitchen is equipped with top-of-the-line appliances, including a dishwasher and a five-burner gas hob

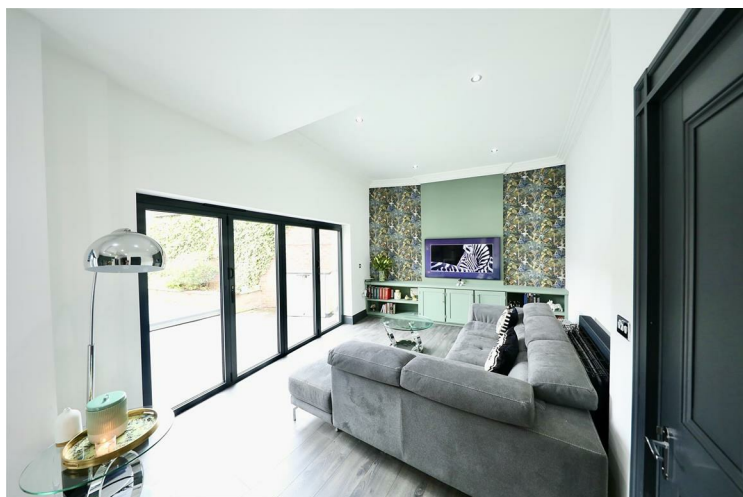
with a sleek overhead extractor fan.

A range of eye-level and base-level units provide generous storage, perfectly complemented by elegant marble work surfaces. The American-style fridge freezer offers abundant space for all your groceries, while the integrated microwave and electric oven cater to all your cooking needs. Completing this well-appointed kitchen is a sink and drainer unit, boasting an in-built boiling water tap for ultimate convenience.



### FAMILY ROOM

This charming open-plan space is designed for both comfort and entertaining. Ceiling coving adds a touch of elegance, while an upright enhances the ambiance. The bi-folding doors not only open to the rear enclosed gardens but also flood the space with natural light, creating a bright and inviting atmosphere. It's the perfect setting for hosting gatherings with friends and family, ensuring memorable moments in a beautifully lit environment.

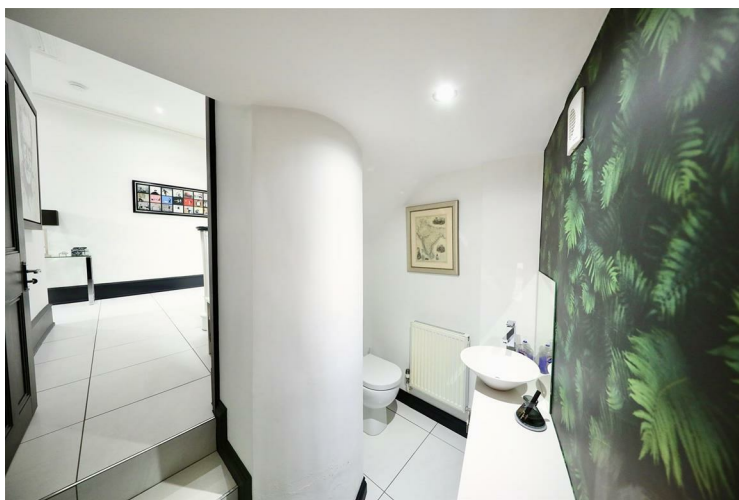


### UTILITY ROOM

with plumbing for washing machine and space for tumble dryer

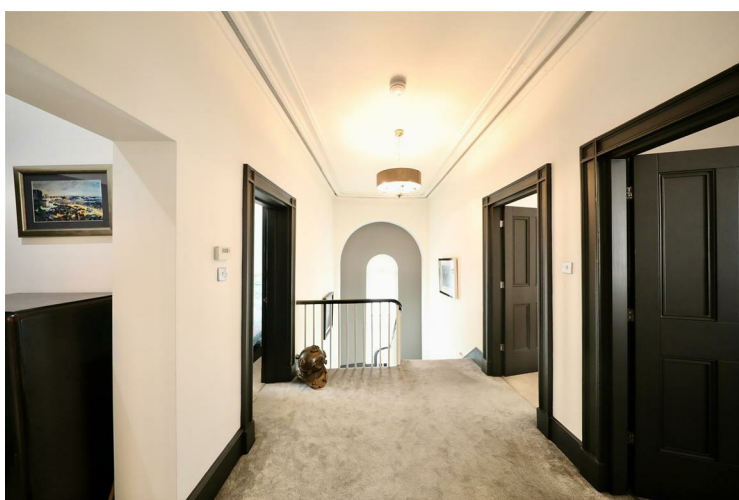
### DOWNSTAIRS WC

A convenient downstairs toilet with Low level WC, a ceramic hand basin and mixer tap with low level units giving great storage options



### FIRST FLOOR

### LANDING



### BEDROOM ONE

17'2 max x 12'7 max (5.23m max x 3.84m max )

Experience the epitome of luxury in this expansive double bedroom, reminiscent of a boutique hotel suite. The room features a sophisticated super king bed with an elegant headboard, complemented by bespoke built-in wardrobes from Oaks of Beverley. The hotel-style ensuite shower room offers a lavish retreat, adding to the opulent feel of the space. Every detail in this master bedroom is designed to provide a serene and indulgent experience.



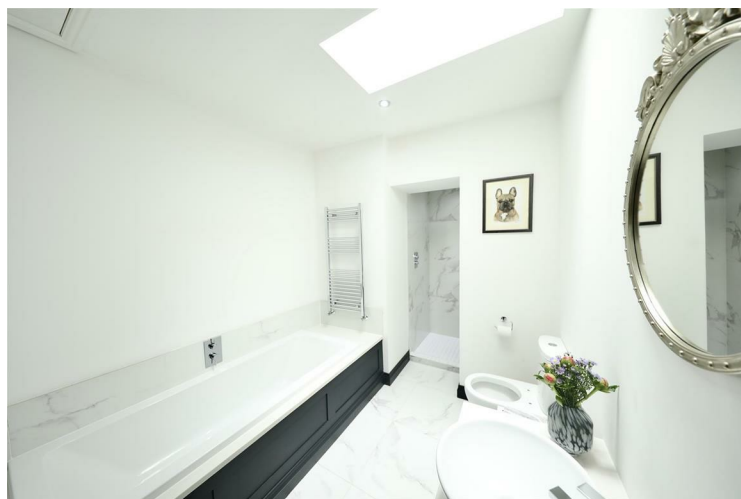
### ENSUITE

with a tiled walk in shower with overhead shower attachment, heated towel rail, vanity hand basin unit and low level WC

### BEDROOM TWO

16'6 max x 16'1 max (5.03m max x 4.90m max)

Discover another stunning retreat in this cozy double bedroom. The space is both inviting and stylish, featuring a unique walk-around wardrobe that adds a touch of elegance and practicality. This charming bedroom provides a perfect blend of comfort and sophistication, making it an ideal sanctuary for relaxation.



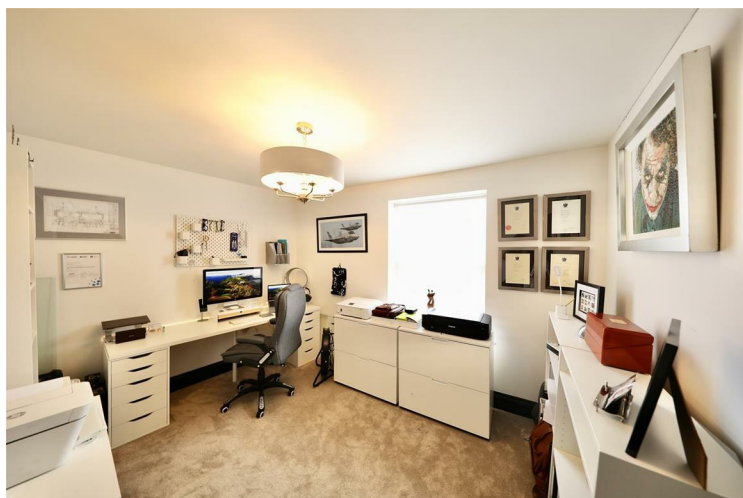
### OUTSIDE

a spacious and private sun-kissed retreat designed for relaxation and entertainment. This low-maintenance garden features composite decking and a paved patio, perfect for outdoor dining and lounging. Trellis fencing adds a touch of charm and privacy, while a hot tub invites you to unwind in style. The garden is equipped with electric points and night lighting, enhancing the ambiance and making it an enchanting space to enjoy evenings outdoors.

### BEDROOM THREE

11'9 max x 10'4 max (3.58m max x 3.15m max)

A third double bedroom with views of the rear garden



### BEDROOM FOUR

12'8 max x 9'8 max (3.86m max x 2.95m max)

Currently used as a sleek office space this fourth bedroom is another good sized double

### BATHROOM

This elegant bathroom is illuminated by a Velux window, which floods the space with natural light. The four-piece suite includes a panelled, enclosed bath with mixer taps, a low-level WC, a heated towel rail, and a stylish wash hand basin with a vanity unit. Completing the suite is a luxurious walk-in shower and tasteful tiled flooring, creating a serene and contemporary atmosphere.



### PARKING

The property benefits from two designated parking spaces a minutes walk from the front door in a secure and monitored car park



### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

### **COUNCIL TAX BAND**

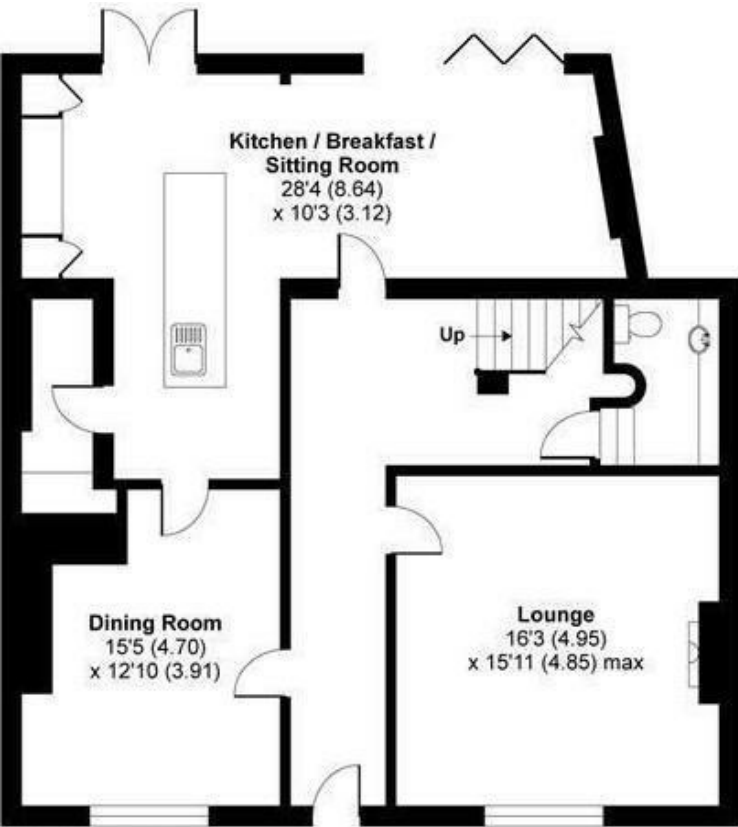
Symonds + Greenham have been informed that this property is in Council Tax Band E

### **VIEWINGS**

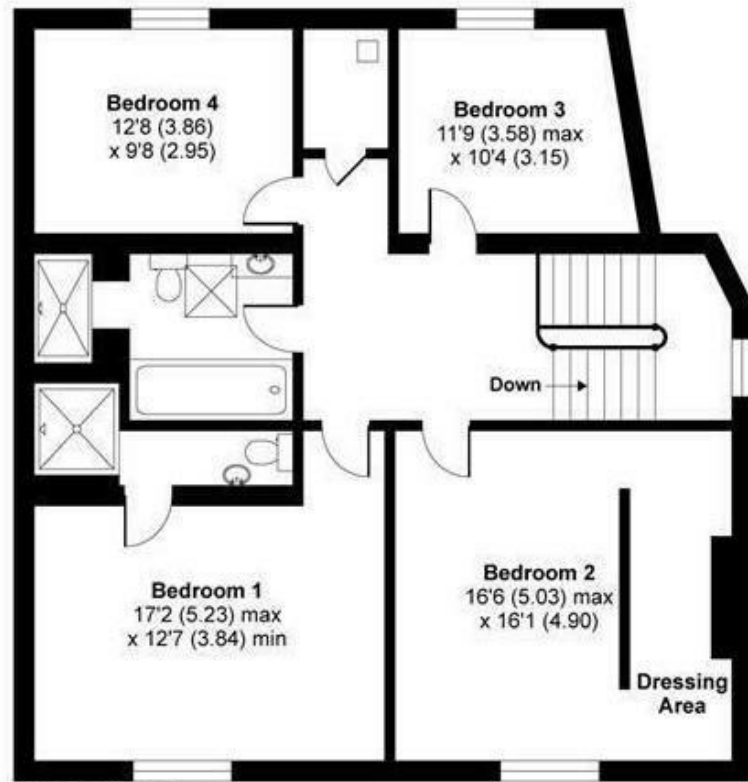
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



**GROUND FLOOR**  
APPROX FLOOR AREA 108.2 SQM (1165 SQFT)



**FIRST FLOOR**  
APPROX FLOOR AREA 108.2 SQM (1165 SQFT)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

