



**Hall Walk, Walkington BEVERLEY HU17 8TF**



**welcome to**

**Hall Walk, Walkington BEVERLEY**

Ideal for a family. An extended four bedroom detached house tucked away in a quiet cul de sac with lots of accommodation on offer!



**Ideal for a family an extended four bedroom detached house with versatile good sized accommodation which is nicely tucked away in a cul de sac. The accommodation comprises of good sized entrance hall, cloakroom, study, lounge which enjoys views of the garden and is open plan to the dining area, breakfast kitchen with views of the front and side garden. Master bedroom with dressing area and ensuite. Three further double bedrooms and bathroom. Gardens to the rear with open aspect to the back and double drive to garage.**

### **Entrance Hall**

With double glazed door to the front and double glazed window overlooking the garden and radiator. Stairs lead to the first floor accommodation and double doors lead to the rear lounge/dining area.

### **Cloakroom**

With double glazed window to the side, wash hand basin, wc and radiator.

### **Study**

8' 4" x 6' 7" ( 2.54m x 2.01m )

With double glazed window to the side and radiator.

### **Lounge**

18' 1" x 14' 7" ( 5.51m x 4.45m )

A lovely bright room with double glazed windows looking over the side aspect. Double glazed french doors overlook the beautiful rear gardens. Understairs cupboard and radiator. Open plan to the dining room.

### **Dining Room**

12' 3" x 11' 6" ( 3.73m x 3.51m )

Which is open plan to the lounge, radiator and french doors overlooking the garden.

### **Breakfast Kitchen**

15' 6" x 10' 2" ( 4.72m x 3.10m )

Lovely bright room with a superb range of wall and base units with coordinating work surfaces, splash back tiling and sink unit. Gas hob, electric double oven and extractor fan. Plumbing for a dishwasher. Inset spot lights to the ceiling and double glazed window to the side and rear with door to the side.

### **Landing**

With fitted cupboard and access to loft via retractable ladder

### **Master Bedroom**

15' 2" x 14' 8" max ( 4.62m x 4.47m max )

A fantastic master suite with double glazed windows to the side and rear, fitted wardrobes and radiator.

### **Ensuite**

Comprising shower with tiling two wash hand basins with mirror and tiling above, wc and heated towel rail. Two double glazed windows to the front.

### **Bedroom Two**

12' 2" x 11' 6" ( 3.71m x 3.51m )

With two double glazed windows to the front, fitted wardrobe and radiator.

### **Bedroom Three**

13' 7" x 7' 9" ( 4.14m x 2.36m )

With double glazed window to the rear and radiator.

### **Bedroom Four**

9' 6" x 6' 9" ( 2.90m x 2.06m )

With double glazed window to the rear and radiator.

### **Bathroom**

A good sized room having a side panelled bath, shower cubicle, vanity wash hand basin with cupboard below and casement wc. Tiling to the walls, radiator and double glazed window to the side.

### **Front Garden**

The front of the property is a good size with lawned area and established flower/tree beds. Double block paved driveway leads to the double garage and side path leads to the the side decking area and garden.

### **Rear Garden**

A good sized rear garden with fencing to the perimeter. Laid to lawn with flower beds. Two patio areas ideal for alfresco dining.

### **Double Garage**

With double up and over door, light and power.



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## Hall Walk, Walkington BEVERLEY

- Extended 4 bedroom family house
- Good sized accommodation ideal for a family
- Lounge, dining room, kitchen with breakfast area
- Beautiful rear gardens & double driveway with garage
- Council Tax Band E

Tenure: Freehold EPC Rating: C

**£435,000**

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV105588 - 0012

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