



**George Lane, Walkington Beverley HU17 8XX**

**welcome to**

**George Lane, Walkington Beverley**

Stunning executive styled detached family residence in this highly sought after cul de sac of quality detached homes and standing on a generous plot.



### **Entrance Porch**

A covered open entrance porch with a brickset floor.

### **Entrance Hall**

With a double glazed entrance door with double glazed side panel, hard wood flooring, radiator, stairs to the first floor, understairs storage cupboard and coving to the ceiling.

### **Cloakroom**

With a double glazed window to the front aspect, hard wood flooring, radiator, pedestal wash hand basin and wc.

### **Study**

8' x 7' 2" ( 2.44m x 2.18m )

With a double glazed window to the side aspect, radiator and coved ceiling.

### **Lounge**

17' 10" into bay window x 12' 9" ( 5.44m into bay window x 3.89m )

With a double glazed bay window to the front aspect, feature fireplace with cast iron inset with tiles, hearth and a gas fire. Twin radiators, coved ceiling and double doors leading to the dining kitchen.

### **Dining Kitchen**

27' x 9' 3" ( 8.23m x 2.82m )

With a double glazed window to the rear aspect and double glazed french doors with double glazed side panels giving access to the generous sized rear gardens. The kitchen area has an extensive range of modern wall and base units with contrasting worksurfaces and enamel sink unit. Integrated dishwasher and integrated fridge/freezer. Electric induction hob with hood over and a built in electric oven. Twin radiators, hard wood flooring to the dining area and tiled flooring to the kitchen area.

### **Utility Room**

8' x 5' 2" ( 2.44m x 1.57m )

With a double glazed window to the rear aspect together with a double glazed rear entrance door, base units with worksurfacing incorporating a stainless sink unit, plumbing for an automatic washing and tiled floor.

### **Sitting Room/Bedroom Five**

16' 3" x 13' 7" narrowing to 8' 10" ( 4.95m x 4.14m narrowing to 2.69m )

With double glazed twin windows to the front aspect and twin radiators.

### **Shower Room**

With tiled walls, heated towel radiator, tiled floor, extractor fan, walk-in double shower and wash hand basin.

### **Galleried Landing**

With twin double glazed windows to the front aspect, radiator, built in storage cupboard and access to the loft.

### **Bedroom One**

12' 9" x 10' 10" ( 3.89m x 3.30m )

With twin double glazed windows to the front aspect, radiator with a walk-in wardrobe and ensuite.

### **Walk In Wardrobe**

6' x 5' 10" ( 1.83m x 1.78m )

With built in hanging space, shelving and drawer units.

### **Ensuite**

With a double glazed window to the side aspect, heated towel radiator, extractor fan, tiled walls and floor, double shower cubicle, pedestal wash hand basin and wc.

### **Bedroom Two**

11' 1" plus wardrobes x 9' 7" ( 3.38m plus wardrobes x 2.92m )

With a double glazed window to the rear aspect, built in twin double wardrobes and radiator.

### **Bedroom Three**

10' 10" plus wardrobes x 9' 8" ( 3.30m plus wardrobes x 2.95m )

With a double glazed window to the rear aspect, built in double wardrobe and radiator.

### **Bedroom Four**

16' into window x 7' 6" ( 4.88m into window x 2.29m )

With a double glazed dormer styled window to the front aspect and radiator.

### **House Bathroom**

With a double glazed window to the rear aspect, tiled walls and floor, extractor fan, heated towel radiator, panelled bath with shower over, vanity wash hand basin and wc.

### **Outside**

The gardens are a particular feature of the house, with the front having an extensive in and out brick set driveway providing off-street parking for several vehicles, lawned area and an established tree/shrub border. The rear gardens are fully enclosed by timber fencing and have a paved patio area, shaped lawn, established shrub borders, mature conifers and gravel area to the rear of the garden. Set within the garden is a substantial timber store/workshop.

### **Outbuilding**

7' 8" x 3' 2" ( 2.34m x 0.97m )

Integral to the rear of the property is an extremely useful outbuilding currently used as a store area and is accessed via double glazed entrance door and has a double glazed window.



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## George Lane, Walkington Beverley

- Executive detached family home
- 4/5 bedrooms, 3 bathrooms
- Good sized kitchen diner
- Generous rear gardens
- Council Tax Band F

Tenure: Freehold EPC Rating: C

# £525,000



Please note the marker reflects the postcode not the actual property

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### 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.



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