



**Walkergate, BEVERLEY HU17 9ER**

**welcome to**

**Walkergate, BEVERLEY**

A most appealing period style detached family home with many internal features plus enclosed rear garden with garden room/studio, utility area and garage and situated in a central Beverley location.



### Reception Hall

11' 8" x 8' 4" Plus recess ( 3.56m x 2.54m Plus recess )  
Accessed via a panelled entrance door with window over, double glazed window to the front aspect, tiled floor, feature cast iron storage together with alcove storage areas.

### Lounge

14' 6" x 11' 8" ( 4.42m x 3.56m )  
With double glazed windows to front and side aspects, feature brick fireplace with log burner effect gas fire (not connected) with stone hearth, shelves to one alcove, radiator and a centre rose to a coved ceiling.

### Kitchen/Dining Room

18' 8" narrowing to 5' 9" x 17' 4" ( 5.69m narrowing to 1.75m x 5.28m )  
With double glazed windows to both front and rear aspects, quarry tiled floor and twin radiators. The kitchen area has a range of base and wall units with worksurfacing incorporating a stainless sink unit, plumbing for a dishwasher, built in electric oven and hob. Open shelving, mock beamed ceiling, part panelled walls and access to an understairs storage cupboard.

### Rear Lobby

With a double glazed rear entrance door, double glazed window to the side aspect, radiator, quarry tiled floor and stairs to the first floor.

### Cloakroom/Wc

With a double glazed window to the rear aspect, gas central heating boiler, quarry tiled floor, wc and a sink unit with tiled splash back.

### Sitting Room

11' 7" x 15' into recess ( 3.53m x 4.57m into recess )  
With double glazed windows to both rear and side aspects, feature fireplace with cast iron inset and tiling with a gas living flame fire (not connected) radiator, mock beamed ceiling and wall light points.

### Landing

With dado railing to the walls and coved ceiling.

### Bedroom One

14' 7" x 11' 8" ( 4.45m x 3.56m )  
With double glazed windows to both front and side aspects, brick fireplace, mock beamed ceiling and radiator.

### Dressing Room

8' 9" max x 8' 8" Plus wardrobes ( 2.67m max x 2.64m Plus wardrobes )  
With a double glazed window to the side aspect, radiator, access to the loft and louvre fronted range of built in wardrobes.

### Ensuite Shower Room

With a double glazed window to the rear aspect, radiator, vanity sink unit, wc and a double walk-in shower enclosure.

### Bedroom Two

12' 1" x 10' ( 3.68m x 3.05m )  
With a double glazed window to the front aspect, high level fireplace, radiator and a centre rose to a coved ceiling.

### Dressing Room

7' 8" plus wardrobes x 6' ( 2.34m plus wardrobes x 1.83m )  
With a double glazed window to the rear aspect, built in wardrobe and radiator.

### Bedroom Three

10' into recess x 8' 7" ( 3.05m into recess x 2.62m )  
With a double glazed window to the front aspect, brick fireplace, radiator and a centre rose to a coved ceiling.

### House Bathroom

With a double glazed window to the rear aspect, part tiled walls, heated towel radiator, panelled bath with mixer shower taps over, pedestal wash hand basin and wc.

### Outside

To the rear of the property is an easily maintained paved and gravelled tiered garden affording privacy by the walled surrounds with double timber gates giving access to the outbuildings and driveway.

### Outbuildings

### Utility Area

7' 7" x 5' 7" ( 2.31m x 1.70m )  
With double glazed window to the front aspect, worksurface with ceramic sink, storage areas beneath and tiled floor together with access to garden room/studio.

### Garden Room/Studio

19' 6" x 9' 3" max ( 5.94m x 2.82m max )  
With two double glazed windows to the front aspect and double glazed entrance door together with a further double glazed window to the side aspect. Twin wall mounted electric heaters, coved ceiling and separate cloakroom with wc/wash hand basin.

### Garage

Adjoining the garden room/studio is the brick constructed garage approached via a roller shutter door.



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## Walkergate, BEVERLEY

- Period Detached Family House
- Central Town Location
- Enclosed Garden With Outbuildings & Garage
- 3 Reception Rooms & 3 Bedrooms
- Council Tax Band D

Tenure: Freehold EPC Rating: D

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106425 - 0005

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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.



william h brown



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