



8 Saunders Lane, Walkington, Beverley, East Riding of Yorkshire, HU17 8TQ



BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME WITH STUNNING ORANGERY AND SOUTH-FACING GARDEN IN THE SOUGHT-AFTER VILLAGE OF WALKINGTON.



Welcome to 8 Saunders Lane, Walkington. This fantastic four-bedroom detached property offers spacious and versatile living, perfect for families or those who love to entertain. With a large kitchen-dining area, a stunning orangery, and a south-facing garden, this home is designed for both comfort and practicality. Situated in the charming village of Walkington, it provides easy access to Beverley, Hull, York, and the M62, making it ideal for commuters and those seeking a balance of village life and connectivity.

## What We Love

This home is beautifully presented throughout, with thoughtful touches that make it stand out. The orangery, with its bi-folding doors leading to the south-facing garden, is a highlight, offering a bright and inviting space to enjoy year-round. The large kitchen-dining area, complete with a centre island and integrated appliances, is perfect for family meals or hosting guests.

Walkington is a welcoming village with a strong sense of community. It offers a convenience store and three excellent pubs, ideal for a casual drink or meal. The area is popular with families and professionals, thanks to its proximity to Beverley, Hull, and York, as well as its easy access to the M62. Residents enjoy a relaxed lifestyle with the benefits of village amenities and nearby countryside walks.

This property is ideal for families looking for a spacious home, professionals seeking a well-connected location, or anyone who values a balance of indoor and outdoor living.





### What The Owner Loves

We've loved living here for the past 18 years—it's been a real family home and perfect for entertaining. The orangery is our favourite room; it's so light and cosy, even in winter with the heating on. In summer, we open the bi-fold doors and enjoy barbecues in the south-facing garden.

Walkington is a fantastic village with everything you need close by. We love the convenience store and the three great pubs for a drink or bite to eat. The location is ideal, with Beverley, Hull, and York all within easy reach, and the M62 is perfect for visiting family further afield. We're staying in the village because we love the lifestyle here, but we're looking for something smaller now.



### Tenure

The tenure of the property is freehold.

### Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

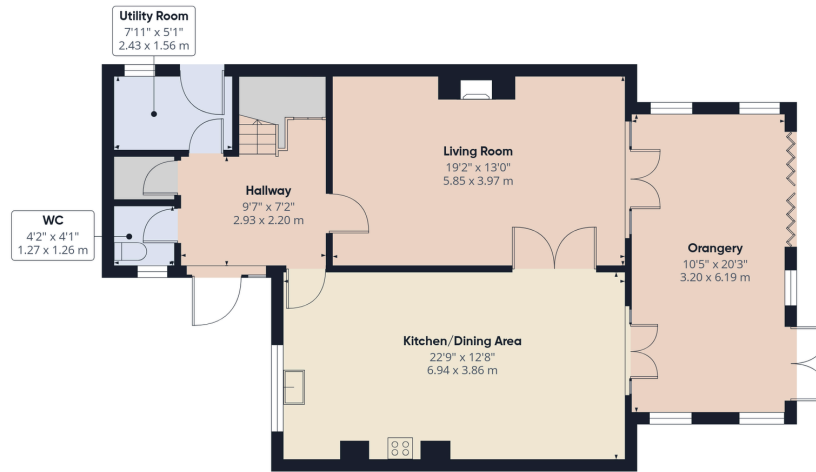
Strictly by appointment with the sole agents.

## Mortgages

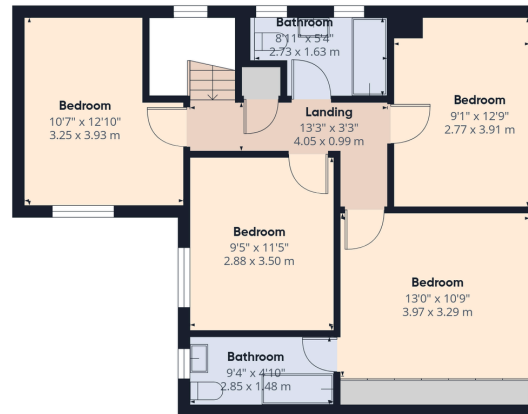
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





Ground Floor



First Floor



Approximate total area<sup>0</sup>  
 1585 ft<sup>2</sup>  
 147.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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