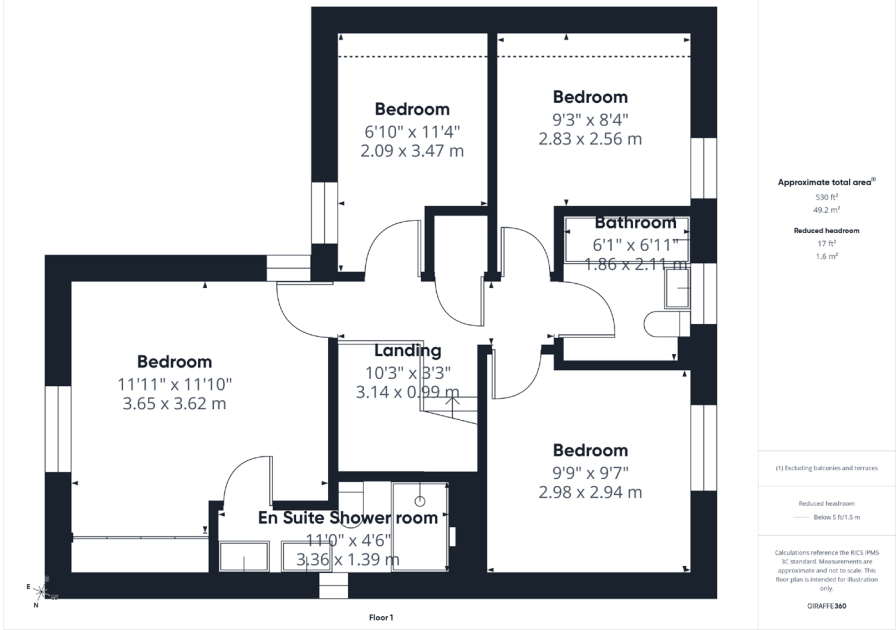


Approximate total area^a
488 ft²
45.4 m²

(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.

GIRAFTE390



Approximate total area^a
530 ft²
49.2 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 1.5 m

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

GIRAFTE390



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£425,000

**20 Megson Way,
Walkington**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



20 Megson Way, Walkington, HU17 8YA

An exquisitely presented 4 bedroom detached house occupying a superb position on this highly regarded development. With a large south-westerly facing garden that backs on to open fields discerning buyers will be keen to secure this stunning home which is superbly appointed throughout with a stunning dining kitchen. Early viewing is essential. This delightful home has been much improved by the current owners and will appeal to a range of buyers, particularly the more discerning, given its quality of finish as well as the size and orientation of the garden. It sits towards the start of this highly regarded development, located between Walkington and Beverley (so close to Beverley Golf Club and the Westwood) and therefore benefits from the nearby green amenity areas that are a striking feature of it. The generous rear garden does mean there may be some potential to extend (subject to necessary permissions) as many properties on this development have done. The superbly appointed accommodation briefly comprises: an Entrance Hall, WC Cloaks, delightful Living Room with bay window and a feature contemporary fireplace, a very well-appointed Dining Kitchen with breakfast bar and range of fitted appliances and a Utility Room. To the first floor is a Master Bedroom with extensive fitted wardrobes and a very well fitted En Suite Shower Room, a further Double Bedroom and two Single Bedrooms as well as an equally well fitted Bathroom. There is a driveway to the front of the property with off street parking for a couple of cars which leads to an integral single garage. To the rear of the property is a large garden, principally laid to lawn with a spacious patio area. The size of the garden does mean that the property could be extended, and to a reasonable degree, without having a material impact on the garden space available (subject to necessary permissions). The garden is south westerly facing and has agricultural fields beyond. There is an attractive mature tree within it that has a Tree Preservation Order on it and the garden also benefits from the presence of other mature trees in neighbouring gardens that were part of the gardens of the original property that occupied the site.

This superb property and garden can only be fully appreciated with a viewing but in the first instance we do have a 360 degree tour available that will provide an excellent insight.



LOCATION

The Broadgate estate, of which Megson Way is part, lies just to the west of Beverley with the famous Westwood inbetween, and to the east of Walkington village. The village provides a number of useful amenities including a well regarded primary school, pubs, a convenience store and a church. The Westwood is host to Beverley Golf Course as well as Beverley Racecourse and offers great dog walking and exercise opportunities. Beverley itself provides a wide range of other amenities which are supplemented by those available in Hull or, at a further distance, York.

ACCOMMODATION

Entrance Hall

With a turn staircase to the first floor and understairs storage cupboard.

Living Room

A delightful room with a bay window to the front, two further windows to the side, parquet style flooring and feature contemporary fireplace.

Dining Kitchen

A really lovely dining kitchen with a range of attractively fitted Shaker-style units topped with a Corian work surface featuring a breakfast bar and integrated appliances including a dishwasher, induction hob with a slimline hood over, electric oven and grill. There is a 1.5 bowl sink and single drainer, a window to the rear and French doors opening on to the patio.

Utility Room

Fitted with Shaker-style units topped with a Corian worktop with space for a washing machine and tumble dryer. Gas boiler and door to the side.

First Floor Landing

An attractive galleried landing space with feature pendant light fitting. Herringbone style floor and built in cupboard.

Master Bedroom

A lovely double bedroom with extensive fitted wardrobes, window to the front, further window to the side and a herringbone style floor.

En Suite

A very well fitted suite including a walk-in shower unit with low profile tray and dual valve shower, low flush WC with concealed cistern, twin hand basins with storage under, marble style tiling to walls and floor and a window to the side.

Bedroom 2

A double bedroom with window to the rear and herringbone style flooring.

Bedroom 3

A single bedroom with a window to the rear.

Bedroom 4

A single bedroom with a window to the front.

Bathroom

An attractively fitted 3 piece suite comprising a panelled bath with swing shower screen and dual valve shower, low flush WC and wash hand basin inset to a marble style vanity area with storage underneath. Window to the rear and marble style tiling to walls and floors.

OUTSIDE

There is a wider driveway to the front of the property with space for a couple of cars. The small area of front garden has been gravelled and provides a third parking space. The driveway leads to an integral single garage with electric door. To the rear of the house is a largely lawned garden that is a very good size for an estate style property. There is a large paved patio, a mature tree (subject to a Tree Preservation Order), a hedge and fencing to the perimeter. The appeal of the garden is not just its size but also the south westerly aspect, the character provided by the mature tree as well as those in the neighbouring gardens and the fact that there are agricultural fields beyond the rear boundary. All in all it is lovely and will be a significant part of the appeal to potential buyers.

