

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Asking Price**  
**£465,000**

**24 Hayward Close,**  
**Walkington, HU17 8YB**



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

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

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

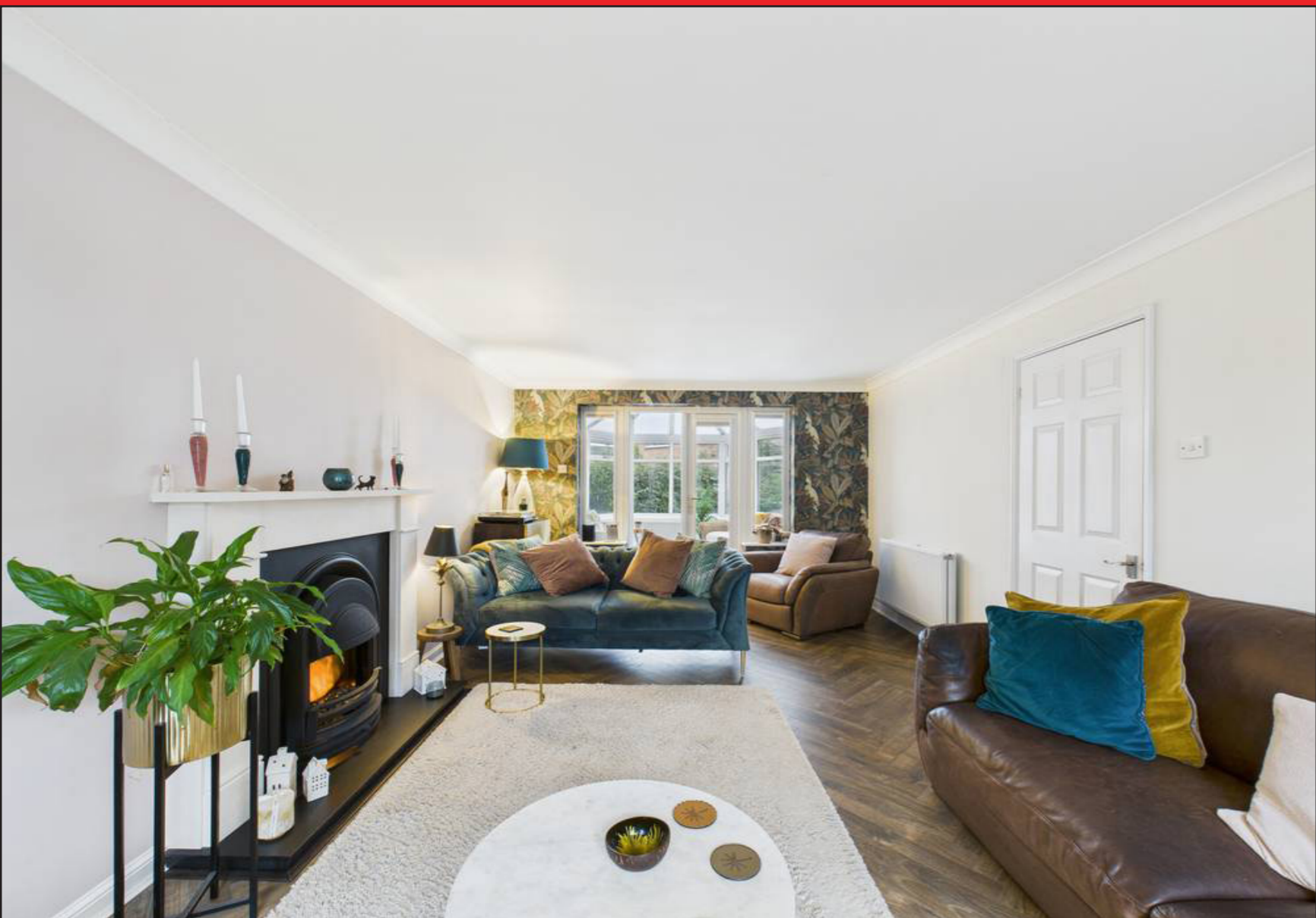
**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.

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

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**Dee Atkinson & Harrison**



This attractive property offers up to six bedrooms after an excellent loft conversion, but many purchasers may wish to use one as a study and another as a dressing room or even extend the master bedroom into it (subject to necessary permissions). Equally it may appeal to larger or blended families for whom bedroom provision and location are paramount. The accommodation briefly comprises: Entrance Hall, WC Cloaks, Living Room, Conservatory, attractively fitted Dining Kitchen and Utility Room. To the first floor is a Master Bedroom with en suite Shower Room, 3 further Bedrooms with one being used as a study and another a dressing room, and a Bathroom. To the second floor there are two further Double Bedrooms and a Shower Room. As part of the loft conversion the original staircase was taken out and a new one installed to allow for the current landing configuration which feels as though it might have been original to the build. There are open plan lawned gardens to the front of the house and a double driveway leads to a detached double garage with a recently fitted electric door. The garage is boarded out for storage. There are further largely lawned gardens to the rear.

This lovely and spacious home is best appreciated when viewed in person so we would highly recommend an early viewing. However, we do have a 360 degree tour which will provide an excellent opportunity to appreciate how it works in the first instance.

#### ACCOMMODATION

Entrance Hall - stairs to first floor and built-in cupboard.

Living Kitchen - a good-sized room with a fitted kitchen including a stainless steel sink and single drainer, gas hob, electric oven, built-in microwave oven and dishwasher. Built-in cupboard.

Utility Room - Built-in cupboard, space for a washing machine and fridge freezer.

Living Room - an attractive living room with a window to the front and French doors leading to:

Conservatory.

First Floor Landing - stairs to the first floor.

Master Bedroom - a double bedroom with a window to the rear.

En Suite Shower Room - a modern suite in white comprising a shower enclosure, low flush WC and wash-hand basin. Window to the side.

Bedroom 2 - a good-sized bedroom with a window to the rear.

Bedroom 3 - with a window to the front and a built-in cupboard.

Dressing Room/Bedroom 4

Bathroom - with a modern suite in white comprising panelled bath, low flush WC and wash-hand basin. Window to the side.

Second Floor Landing

Bedroom 5 - a double bedroom with window to the front and a Velux style window to the rear.

Bedroom 6 - a double bedroom with window to the front and a Velux style window to the rear.

Shower Room - comprising a shower enclosure, vanity wash-hand basin and WC.

Outside - there is a lawned garden to the rear of the property with fencing to the perimeter and to the front is a small garden. Over the road, to the front of the house, there are two off-street parking spaces that are on the title of property.

## 24 Hayward Close, Walkington, HU17 8YB

#### DESCRIPTION

A substantial family home on this highly regarded development lying between Beverley and Walkington. The property sits towards the start of the estate and benefits from the open green spaces and mature trees that can be found there. Its almost 1550 square feet of space is well presented with a very attractive dining kitchen featuring a central island. The excellent bedroom provision is supplemented by the en suite, house bathroom and further shower room to the second floor. There is a rear garden as well as a double driveway and garage. Early viewing is essential to fully appreciate all it offers.

#### LOCATION

The sought after leafy Broadgate estate, of which Megson Way is part, lies just to the west of Beverley with the famous Westwood inbetween the two. It also lies to the east of Walkington village of which it is formally a part. The village provides a number of useful amenities including a well regarded primary school, pubs, a convenience store and church. The Westwood is host to Beverley Golf Course and 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.

