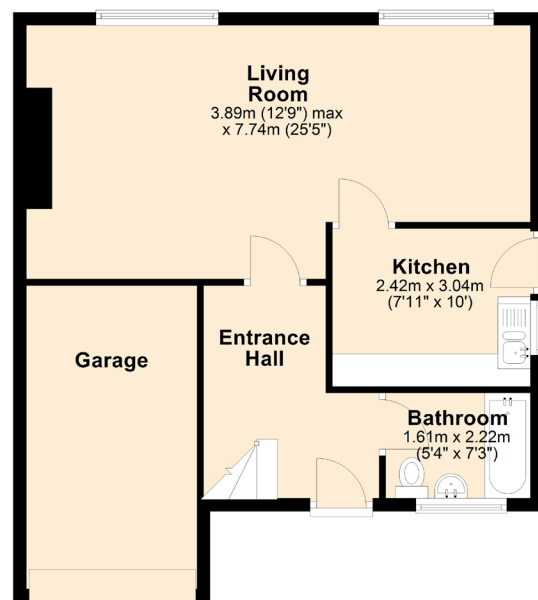


Ground Floor

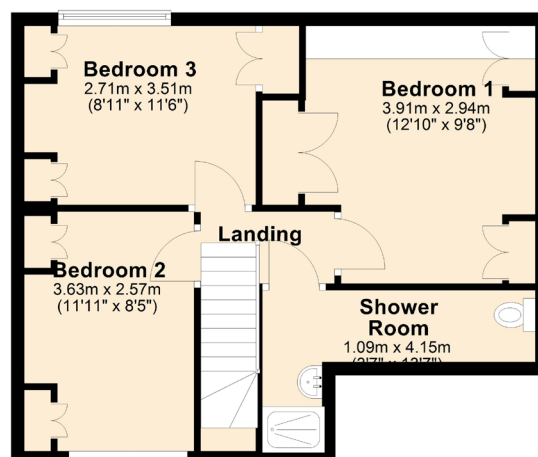
Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 106.6 sq. metres (1147.8 sq. feet)

First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



£210,000

38 All Hallows Road,
Walkington

HEATING AND INSULATION

The property has gas-fired central heating and extensive 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 'C' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



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

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LOCATION

The property occupies an attractive location in the highly regarded village of Walkington which sits just to the south-west of Beverley. The village provides a range of amenities including a convenience store, 3 pubs, a primary school and a church. An extensive range of other amenities are available in nearby Beverley.

ACCOMMODATION

Entrance Hall - with stairs to the first floor.

Living Room - a spacious living room with two windows to the rear. There is space for both living and dining areas.

Kitchen - a range of base and wall mounted units, door and window to side.

Bathroom - a three piece suite comprising panelled bath with shower over, low flush WC and wall mounted wash hand basin. Extensive tiling and window to front.

First Floor Landing

Bedroom 1 - a double bedroom with window to rear, fitted wardrobes and built in cupboard.

Bedroom 2 - a double bedroom with window to front and fitted wardrobes.

Bedroom 3 - a double bedroom with window to rear, fitted wardrobes and built in cupboard.

Shower Room - using under eaves space so some restricted head height but providing a useful facility on the first floor. Low flush WC, wash hand basin and shower unit.

Outside - there are gardens to the front of the property and a driveway leads to an integral garage. There are further largely lawned gardens to the side which may provide potential for extension (subject to necessary permissions). There are further lawned gardens to the rear, again largely lawned.



38 All Hallows Road, Walkington, HU17 8SJ

A three double bedroom semi detached property in this sought after village. The property is likely to require updating by the new owner but offers a great opportunity to get into Walkington and has the potential to extend into the side garden (subject to necessary permissions). No forward chain and early viewing is essential.

This great family home is located in one of the most sought after villages around Beverley. With a very good level of local amenities including a highly regarded primary school, the village also provides good access to Beverley, Hull and the West Hull villages. Potential buyers are likely to be impressed by the 3 double bedrooms the property offers. These properties are often reconfigured and extended in various ways and the side garden this property offers adds an extra dimension to that (subject to necessary permissions). With gas fired central heating and extensive uPVC double glazing the accommodation briefly comprises: Entrance Hall, spacious Living Room, Kitchen, Bathroom and to the first floor there is a Landing, 3 Double Bedrooms (all with fitted wardrobes) and a Shower Room. There are gardens to the front of the property, a driveway leads to an integral garage and there are further largely lawned gardens to the side and rear.

