



**Megson Way, Walkington, BEVERLEY, HU17 8YA**

## Welcome to

### Megson Way, Walkington, BEVERLEY

An outstanding detached executive-style home with a stunning rear extension, enjoying open views to the front and a cul-de-sac position close to Walkington village, Beverley Westwood, and the golf club. Beautifully presented with spacious family accommodation and an easily maintained rear garden.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloaks/WC**

**Lounge**

13' 9" x 11' 7" narrowing to 10' 5" ( 4.19m x 3.53m narrowing to 3.17m )

**Dining Room**

9' 6" x 8' 5" ( 2.90m x 2.57m )

**Sitting Room**

17' 10" x 10' 4" ( 5.44m x 3.15m )

**Kitchen**

12' 5" x 9' 6" ( 3.78m x 2.90m )

**Utility Room**

6' 8" x 5' ( 2.03m x 1.52m )

**Landing**

**Bedroom One**

12' 11" x 9' 5" narrowing to 10' ( 3.94m x 2.87m narrowing to 3.05m )

**En Suite Shower Room**

**Bedroom Two**

10' 4" x 9' 8" narrowing to 9' 7" ( 3.15m x 2.95m narrowing to 2.92m )

**Bedroom Three**

11' 6" narrowing to 8' 5" x 9' 4" Width Narrowing to 2.9 ( 3.51m narrowing to 2.57m x 2.84m )

**Bedroom Four**

6' 8" narrowing to 4' 11" x 11' 6" Width Narrowing to 8.6 ( 2.03m narrowing to 1.50m x 3.51m )

**Bathroom**

**Outside**

To the front of the property is a lovely open aspect over a green area with mature trees. The front garden is open plan with a driveway to the Integral garage. The enclosed rear garden has a paved patio area and lawn.

**Integral Garage.**

16' 8" x 8' 3" ( 5.08m x 2.51m )

With up and over door and light and power provided.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Welcome to

## Megson Way, Walkington BEVERLEY

- GUIDE PRICE £325,000 - £350,000
- Fabulous detached executive-style family home in a sought-after cul-de-sac
- Lovely open front aspect across a lawned area with mature trees
- Driveway to integral garage and easy-maintenance gardens
- Convenient for Walkington village, Beverley Westwood, and golf club

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

# £325,000- £350,000



## Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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