



*18 Waudby Close, Walkington, East Yorkshire, HU17 8SA*

📍 Three Bedrooms

📍 Great Potential

📍 Desirable Location

📍 Council Tax Band = D

📍 Link-Detached House

📍 Extension Opportunity

📍 Gardens, Drive & Garage

📍 Freehold/EPC = D

£265,000

## INTRODUCTION

This three-bedroom link-detached home in the ever-popular village of Walkington provides a wonderful template for anybody wishing to put their own stamp on a home. Situated to one corner of the Waudby Close cul-de-sac, the property provides brilliant potential for buyers seeking detached living in this sought-after location.

The accommodation briefly comprises a kitchen, Conservatory, W.C. and a spacious, open living and dining area on the ground floor; and three bedrooms and bathroom on the first floor. There is a lovely rear garden with mature shrubbery, and a driveway with garage to the front. There is one off-street parking space on the driveway to front, and the space to the rear of the property allows the potential to extend (subject to appropriate planning permissions).

This property in a desirable location presents clear potential for growing families or anybody looking to create a dream home. Viewing is highly recommended!

## LOCATION

Waudby Close is a leafy residential cul-de-sac situated off Autherd Garth close to the centre of this sought after village which lies approximately 2 miles to the west of Beverley. The delightful village of Walkington has its own pond and amenities including a parish hall, public houses with restaurants, local convenience store and a strong community spirit. Beverley is approached through the Westwood pastures, through the golf course, with convenient access also available towards York, Hull and the national motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With window to front, storage cupboard to corner and stairs to first floor.

### OPEN PLAN LIVING SPACE

L-shaped room with spaces potentially suited to lounge and dining areas.

### LOUNGE AREA

With picture window to rear, leading through to the dining area.



## DINING AREA

With window to front, understairs storage cupboard and access to the kitchen.



## KITCHEN

Comprising fitted units and worksurfaces, sink & drainer, plumbing for a washing machine and a door & window to the garden room.



### **CONSERVATORY**

With a sliding door to the rear garden.



### **W.C.**

Comprising low-flush W.C. and wash-hand basin with a window to the rear garden.

### **FIRST FLOOR**

#### **LANDING**

Storage cupboard access and window to the front elevation.

#### **BEDROOM 1**

With fitted wardrobe space and window to the rear elevation.



## BEDROOM 2

With window to the rear elevation.



## BEDROOM 3

Window to front elevation.



## BATHROOM

Comprising bath with shower fitting, low-flush W.C. and wash-hand basin. The walls are fully tiled and there are windows to the front and side elevations.



## OUTSIDE

A garden with lawn and mature shrubbery lies to the rear of the property, with the space providing opportunity for extension. There is a lawn and driveway to the front of the property, leading to the adjoined garage space at the side. The driveway provides one off-street parking space.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## ***VIEWING***

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## ***AGENTS NOTE***

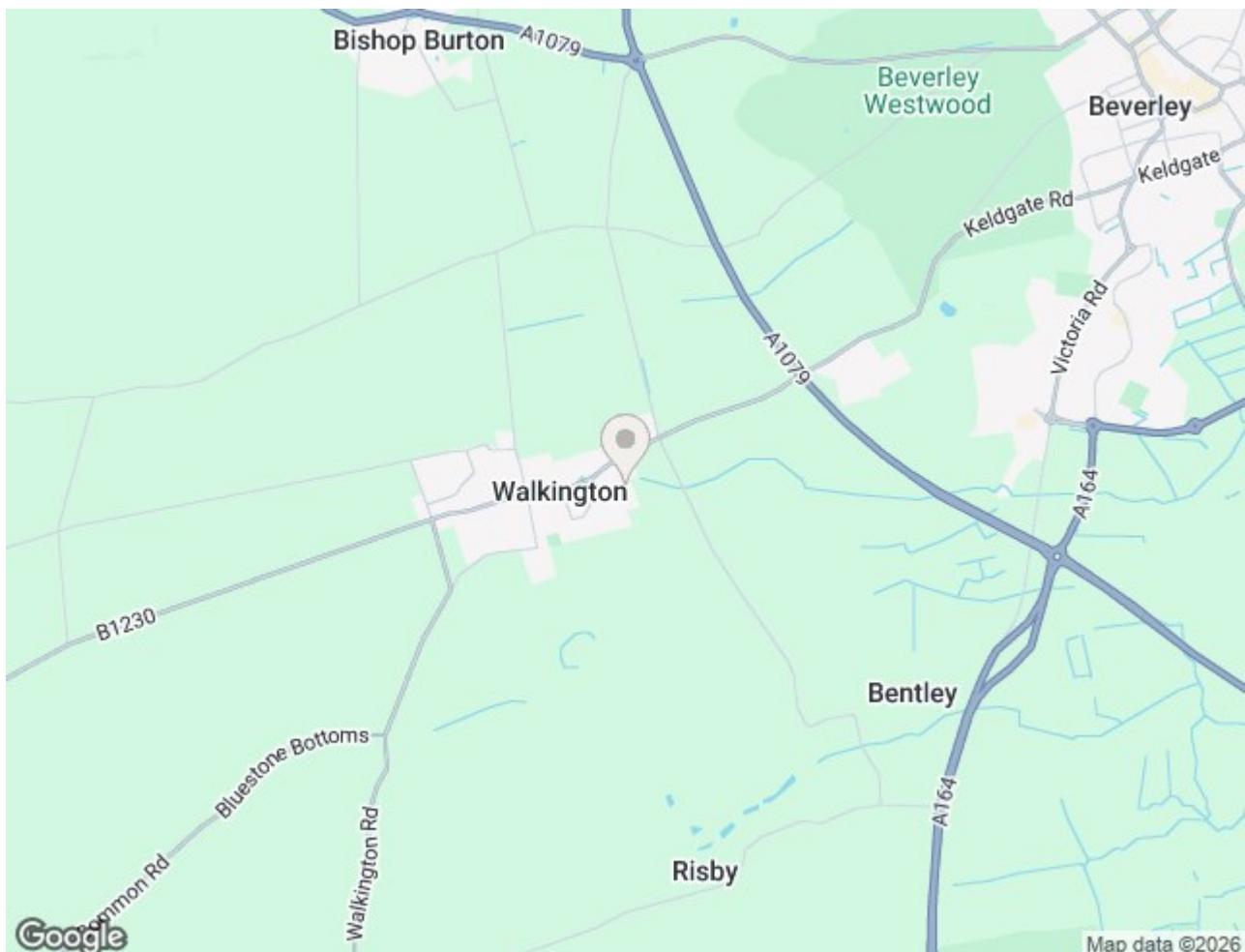
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## ***PHOTOGRAPH DISCLAIMER***

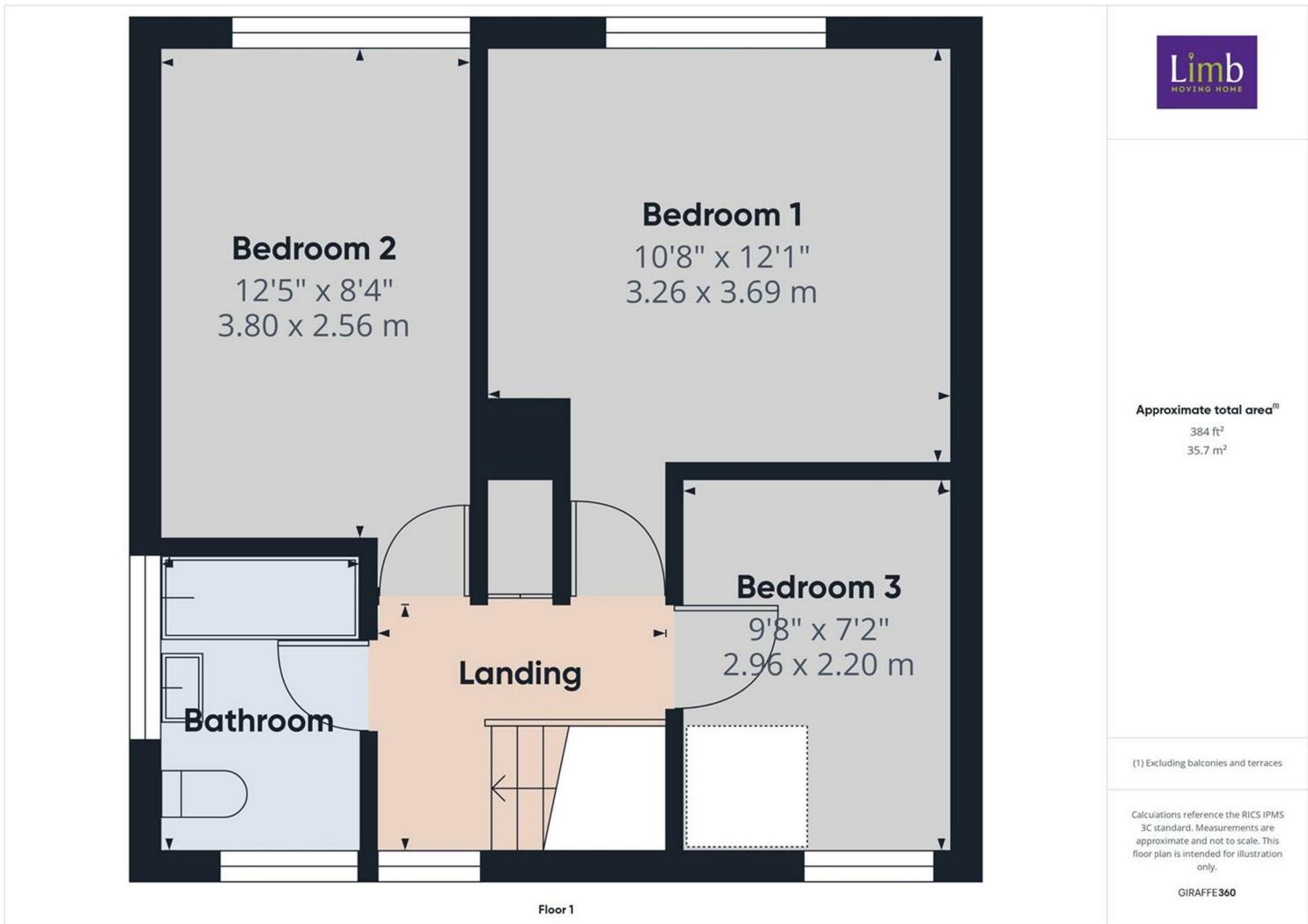
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## ***PROPERTY TO SELL?***

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	