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32 East End, Walkington, Beverley, HU17 8RY

£565,000

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- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- LOCATED IN THE HEART OF WALKINGTON
- OPEN PLAN KITCHEN DINER
- DOUBLE GARAGE WITH GENERIOUS DRIVEWAY
- GENEROUS PLOT WITH SPECTACULAR REAR GARDEN
- GARDEN FACING SUN ROOM OFF LOUNGE
- SPACIOUS PATIO AND GARDEN ROOM
- MOVE IN READY

Beautifully Presented Three Bedroom Detached Family Home, Walkington
Positioned in the heart of the highly sought after village of Walkington, this superb three bedroom detached family home offers beautifully presented accommodation throughout, having been tastefully improved by the current owners to a very high standard. Located close to the village shop, pubs and pond.

The heart of the home is a lovely open plan Kitchen Diner with views out to the beautiful rear garden, perfect for modern family living and entertaining. The Lounge benefits from a lovely Sun Room extension facing the garden, creating a bright and versatile additional space to relax and unwind. Together these rooms flow together effortlessly, offering flexible living space.

Upstairs comprises two well proportioned double bedrooms and a good sized single bedroom, ideal for a home office or children's room. All of which benefit from fitted wardrobes and views of the stunning rear garden. A family bathroom with both bath and shower cubicle completes the first floor.

The property enjoys a generous plot with a spectacular, beautifully maintained garden, complete with a versatile garden room offering further scope for a home office, gym or hobby space. A spacious patio provides an excellent setting for outdoor entertaining and al fresco dining throughout the summer months. To the front, a double garage and generous driveway provide ample off street parking and storage.

Presented in true move in ready condition, this is a wonderful opportunity to acquire a superb family home in the centre of one of the area's most desirable villages.

Get in touch, book your viewing today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 13'6" x 6'5" (4.14m x 1.97m)
Composite entrance door with glass panels and a carpeted floor.

KITCHEN/DINER 22'7" x 9'10" (6.89m x 3m)
Oak door with chrome handles, tiled floor, ceiling spotlights, wall light, a range of wall and base units, a one and a half bowl ceramic drainer sink with mixer tap. Integrated appliances include fridge freezer, five ring gas hob, electric double oven, dishwasher, extractor and microwave. Electric plinth fan and marble effect Cimstone engineered quartz work tops.

LOUNGE 17'4" x 12'2" (5.29m x 3.72m)
Carpeted floor, ceiling spotlights, front aspect uPVC double glazed window, fire place with gas fore and quartz surround, mantle piece and hearth.

SUN ROOM 11'11" x 6'11" (3.65m x 2.13m)
Sliding pocket doors, carpeted floor, uPVC double glazed door to rear garden, ceiling spotlights, rear and side aspect uPVC double glazed windows.

UTILITY ROOM 6'7" x 4'6" (2.02m x 1.39m)
uPVC side door with glass panels, tiled floor, side aspect uPVC double glazed window, splash back tiling, plumbing for a washer and space for a dryer.

CLOAKROOM/WC 6'7" x 3'2" (2.03m x 0.99m)
Oak door with chrome handles, vanity unit with low flush WC and wash hand basin, splash back tiling, tiled floor and a built in cupboard.

STAIRCASE AND LANDING 15'2" x 6'7" (4.63m x 2.02m)
Carpeted floor, ceiling spotlights, two front aspect uPVC double glazed windows, oak banister with spindles and a loft hatch.

BATHROOM 10'3" x 7'8" (3.13m x 2.34m)
Oak door with chrome handles, vinyl floor, ceiling spotlights, two wall lights, splash back tiling, front aspect uPVC double glazed window, shower cubicle with mixer shower, low flush WC, vanity unit with wash hand basin and mixer tap, (steam free) heated mirror and extractor fan.





PRINCIPAL BEDROOM 16'9" x 11'11" (5.13m x 3.65m)
Oak door with chrome handles, carpeted floor, ceiling spotlights, front and rear aspect uPVC double glazed windows and fitted wardrobes.

BEDROOM TWO 12'1" x 9'10" (3.70m x 3.02m)
Oak door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, fitted wardrobes.

BEDROOM THREE 11'3" x 8'9" (longest and widest) (3.44m x 2.69m (longest and widest))
Oak door with chrome handles, carpeted floor, chrome spotlight fitting, rear aspect uPVC double glazed window and fitted wardrobes.

GARDEN ROOM 9'4" x 8'2" (2.85m x 2.50m)
With power, light and uPVC double glazed French doors.

GARAGE 17'9" x 16'2" (5.42m x 4.93m)
With electric roller door, power, light, pedestrian door, boiler and water meter housed.

EXTERIOR
To the front a block paved driveway with corner lawned area, mature borders and side garden path. To the rear a lawn with mature walled raised borders, mature trees, a flagged patio area with steps and path up to a second flagged patio area with garden room. Wooden fence and brick wall surround and a garden shed.

COUNCIL TAX:
We understand the current Council Tax Band to be E

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans

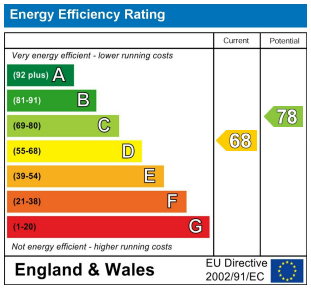


Total area: approx. 146.5 sq. metres (1577.4 sq. feet)

Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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