



Paddock View, Walkington, HU17 8ZH
£399,950

Philip
Bannister
Estate & Letting Agents

Paddock View, Walkington, HU17 8ZH

Key Features

- Impressive Detached Home
- Located Within An Exclusive Development
- 3 Good Sized Bedrooms
- Stunning Dining Kitchen With Appliances & Quartz Worksurfaces
- Contemporary En-Suite & Family Bathroom
- Utility Room & Ground Floor Cloakroom/WC
- Private Rear Garden
- Side Driveway
- EPC = B
- Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This impressive three-bedroom detached home has been constructed to an exceptional standard by the highly regarded developers, Duchy Homes. Forming part of an exclusive development on the outskirts of the ever-popular village of Walkington, the property occupies a desirable position towards the head of a cul-de-sac and benefits from a private rear aspect with no direct overlooking properties.

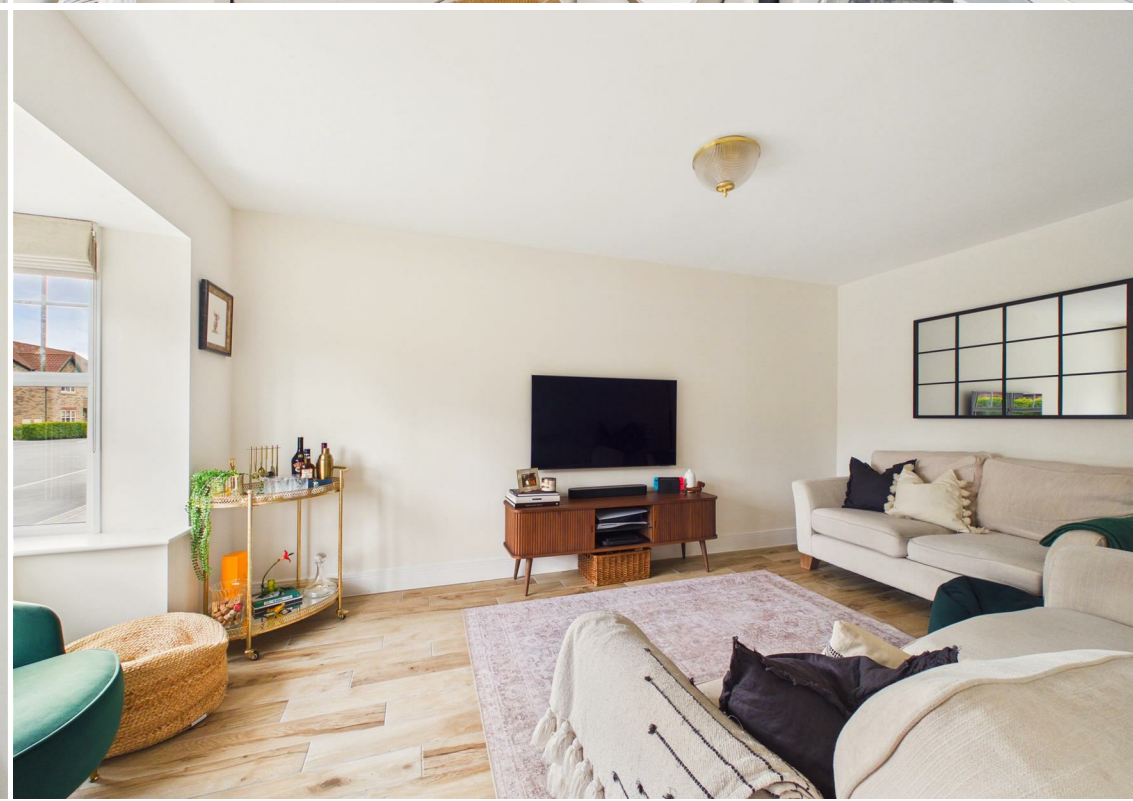
Beautifully presented throughout, the accommodation briefly comprises an inviting entrance hall with cloakroom/WC, an elegant front-facing lounge enhanced by a bay window, and a stunning full-width dining kitchen fitted with striking midnight blue units, Quartz work surfaces, and integrated AEG appliances. A separate utility room provides additional practicality and features matching cabinetry to the kitchen.

To the first floor are three generously proportioned bedrooms, two of which benefit from fitted wardrobes, while the spacious principal bedroom enjoys access to a stylish contemporary en-suite. A luxurious family bathroom completes the first-floor accommodation.

Externally, the property boasts attractive gardens to both the front and rear, with the rear garden offering an excellent degree of privacy along with a decked terrace ideal for relaxing and entertaining. A side driveway provides off-street parking for two vehicles.







ACCOMMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a tiled floor throughout, access to a useful storage cupboard and a staircase which leads to the first floor.

CLOAKROOM/WC

The cloakroom is fitted with a two piece suite comprising WC and pedestal wash basin. There are half tiled walls and a continuation of the tiled floor.

LOUNGE

An attractive front facing reception room which has a bay window to the front elevation and there is a continuation of the tiled floor.

DINING KITCHEN

This impressive open-plan space stretches across the full width of the property at the rear, with French doors opening directly onto the garden. Designed for both cooking and dining, the stylish kitchen features an extensive range of 'midnight blue' wall and base units complemented by Quartz work surfaces incorporating a breakfast bar and matching upstands. A recessed sink with mixer tap sits beneath a rear-facing window, while a selection of integrated AEG appliances includes a double oven and grill, ceramic hob with extractor hood, fridge freezer, dishwasher, and wine cooler. To the opposite end, there is generous space for a dining table and chairs. The room is further enhanced by a continuation of the tiled flooring, together with under-cabinet and plinth lighting.

UTILITY ROOM

The utility room is fitted with matching units to those within the kitchen, there is a Quartz worksurface with matching upstand and a continuation of the tiled floor. A door leads from the driveway and there is space and plumbing for an automatic washing machine and space for a dryer.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A spacious double bedroom with a window to the front of the property and access to:

EN-SUITE

This stylish contemporary en-suite is fitted with a WC, vanity wash basin set upon a fixed storage unit, and a spacious walk-in shower enclosure featuring a Mira thermostatic shower, glazed screen, and striking geometric-patterned feature wall tiling. Additional tiling extends to the walls and floor, while further features include a heated towel rail, illuminated mirror, and a window to the front elevation.

BEDROOM 2

A further excellent sized double bedroom with a wall of fitted wardrobes and a window to the rear elevation.

BEDROOM 3

The third bedroom is currently utilised as a dressing room/home office and features a full wall of fitted wardrobes and drawer units, providing excellent storage. There remains ample space for a single bed or alternatively a desk and office chair, with a window overlooking the rear elevation.

BATHROOM

A beautifully appointed family bathroom featuring a stylish three-piece suite comprising a double-ended bath with central fill and handheld mixer shower, sleek wall-hung wash basin, and WC. Finished to a high standard, the space benefits from contemporary tiling to both the walls and floor, a heated towel rail, illuminated mirror, and a window to the side elevation. A built-in cupboard provides useful additional storage.

OUTSIDE

To the front of the property is a lawned garden complemented by mature privacy hedging to the kerbside boundary, with a block-paved pathway leading to the entrance door.

To the rear, the property enjoys a good sized garden offering an excellent degree of privacy, with no directly overlooking properties behind. Predominantly laid to lawn, the garden also features a patio area adjoining the property, ideal for outdoor, along with a raised decked seating area positioned in one corner to make the most of the outdoor space.

DRIVEWAY

To the side of the property there is a double length block paved driveway which provides off street parking for two vehicles.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.



COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENT NOTES.

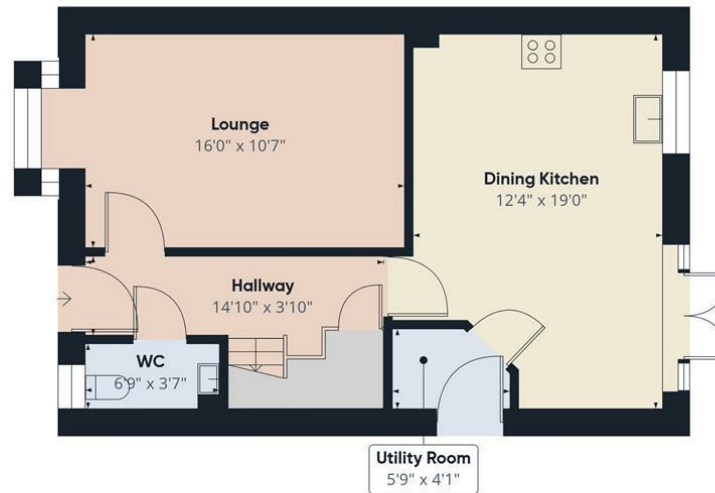
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or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

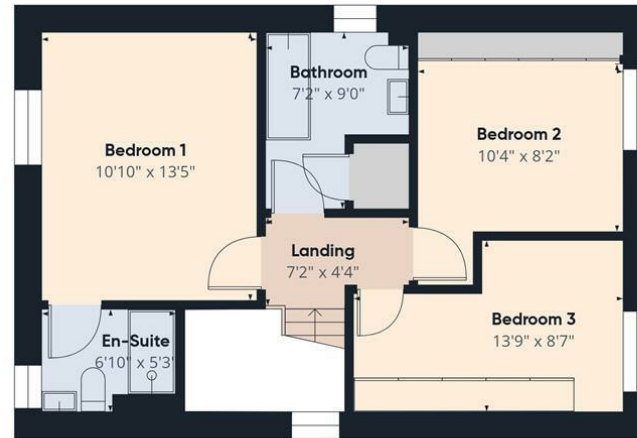
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







Ground Floor



First Floor



Approximate total area^m
1027 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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