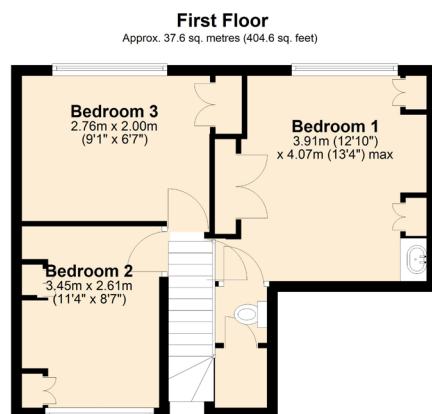


Total area: approx. 109.5 sq. metres (1178.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



£235,000

**34 All Hallows Road,
Walkington**

HEATING AND INSULATION

The property has a gas-fired central heating system and 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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Dee Atkinson & Harrison



34 All Hallows Road, Walkington, HU17 8SJ

A three bedroom semi detached property in the highly regarded village of Walkington. With three double bedrooms and a lovely and sizeable garden it will have significant appeal to those looking for a family home in this lovely village. Early viewing is essential to appreciate all that it offers.

With almost 1200 square feet of internal space (including the garage) it is surprisingly large and the rear garden offers the potential to extend (subject to necessary permissions). It is likely to require some updating to suit most purchasers' requirements but has been a much loved home. With gas fired central heating and uPVC double glazing the accommodation comprises: Entrance Vestibule, Entrance Hall, 25' long Living Room, Conservatory, Kitchen and Bathroom. To the first floor are three Double Bedrooms, all with fitted wardrobes, and the larger of them has an En Suite WC. A spacious area of block paving at the front of the property provides off street parking for a number of cars and leads to an integral garage with up-and-over door. To the rear of the house are very well maintained and sizeable rear gardens with very well stocked borders and lawn.

A great family home with lots of space and potential in this highly sought after village. No forward chain and early viewing is recommended.



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 Vestibule - with windows to two sides.

Entrance Hall - stairs to first floor and understairs cupboard.

Living Room - a spacious living room with lots of space for living and dining areas, feature fireplace, window to rear and French windows to...

Conservatory - glazed to three sides with French windows to the garden.

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

Bathroom - a three piece suite in white including low flush WC, pedestal wash hand basin and panelled bath with a shower screen and shower over. Extensive tiling and window to the front.

First Floor Landing

Bedroom 1 - a spacious double bedroom with sink inset to vanity area, fitted bedroom furniture and window to rear.

En Suite WC - low flush WC and large cupboard.

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

Bedroom 3 - a double bedroom with fitted wardrobes and window to the rear.

OUTSIDE

There is a spacious area of block paving to the front of the house providing off street parking for a number of cars and leading to an integral garage with an up-and-over door.

To the rear of the property there are very good sized gardens that have been very well maintained. These comprise well stocked beds and borders, lawned areas, a patio area and a shed. There is timber fencing to the perimeters.

