



**21 George Lane, Walkington HU17 8XX**  
**Offers in excess of £525,000**

- View now, an opportunity not to be missed
- Substantially extended family home
- Approx. 1700 square feet
- Outstanding location
- Versatile accommodation
- Up to 6 bedrooms
- Westerly facing rear garden
- Detached garden room
- Great school catchment area
- EPC Rating: C. Council Tax Band: F

A substantial and thoughtfully extended detached house, standing on arguably one of the best plots on this most sought after residential development located between the village of Walkington and the delightful open pastures of Beverley Westwood.

The extremely versatile accommodation offers all that a modern family could hope for including stunning open plan L-shaped kitchen/dining/day room, along with up to six bedrooms and office space, and is located on a private lane in a corner position offering lovely gardens along with a particularly useful detached garden room.

#### LOCATION

The Broadgate development remains a much sought after location for many families, being situated in the catchment area for Walkington Primary School and also Beverley Grammar and High School. Situated between Walkington and Beverley and lying just off the Westwood Pastures, the development provides ease of access not just to the amenities of the village and the market town, but also to the major road network.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Staircase to first floor and understairs storage cupboard, timber effect flooring, PVCu sealed unit double glazed window and radiator.

##### CLOAKROOM

Low level w.c., wash basin, timber effect floor and PVCu sealed unit double glazed window.

##### LIVING ROOM

16' x 12'9" (4.88m x 3.89m)  
Painted fireplace with cast iron and tile inset having living flame gas fire, timber floor, PVCu sealed unit double glazed bay window, French doors to kitchen/day room and two radiators.

##### KITCHEN

18' x 11'10" (5.49m x 3.61m)  
Recently extended and newly installed kitchen with an extensive range of base and eye level units having matching centre island, one and a half bowl sink unit, double oven and hob, integrated dishwasher and bi-fold doors to rear garden.

##### DAY ROOM

14'6" x 9'4" (4.42m x 2.84m)  
Timber effect flooring, feature panelled wall incorporating 'secret' door to utility, bi-fold doors to rear garden and vertical radiator.

##### STUDY

8' x 7' (2.44m x 2.13m)  
PVCu sealed unit double glazed window and radiator.

##### UTILITY ROOM

8' x 5' 2" (2.44m x 1.52m 0.61m)  
Base unit with marble effect work surfaces, single drainer sink unit, wall mounted gas fired central heating boiler, PVCu sealed unit double glazed window, door to outside and tile floor.

##### FIRST FLOOR

##### LANDING

Walk-in airing cupboard with hot water cylinder, PVCu sealed unit double glazed window, staircase to ground and second floors and radiator.

##### BEDROOM 1

16'2" x 12'9" (4.93m x 3.89m)  
PVCu sealed unit double glazed windows and radiator.

##### DRESSING ROOM

Fitted shelves and hanging space.

##### EN-SUITE

Shower in cubicle, wash basin and low level w.c., PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

13' x 9'7" (3.96m x 2.92m)  
Double fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

13' x 9'8" (3.96m x 2.95m)  
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 4

13'2" x 7'3" (4.01m x 2.21m)  
PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

9' x 6'4" (2.74m x 1.93m)  
Panelled bath, vanity wash basin having units below with low level w.c. and concealed cistern, PVCu sealed unit double glazed window and radiator.

#### SECOND FLOOR

##### BEDROOM 5

15'6" x 10'10" maximum (4.72m x 3.30m maximum)  
Sealed unit double glazed skylights, access to additional loft space which is boarded out for storage, laminate floor and radiator.

##### BEDROOM 6

10'10" x 10'6" maximum (3.30m x 3.20m maximum)  
Sealed unit double glazed skylights, laminate floor and radiator.

##### SHOWER ROOM

9'9" x 4' (2.97m x 1.22m)  
Shower in cubicle, wash basin and low level w.c., half tiled walls, laminate floor, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

The property is located at the head of a private shared lane with double tarmac driveway leading to garage, and having substantial open plan lawned garden to the front with mature trees and planting area, whilst at the rear of the house is an easily maintained gravel and paved garden with seating areas, complemented by the extremely useful detached garden room which benefits from light and power, and is currently used for entertainment purposes.

##### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from PVCu double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.