



Asking Price
£340,000

54 Megson Way,
Walkington, HU17 8YA

HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This delightful property is situated towards the eastern side of this highly regarded residential development. Its position gives it an outlook towards the open, green recreational area near to a pedestrian route which connects to the road towards Beverley, slightly reducing the walk into Beverley past the golf course and across its famous Westwood. The property benefits from gas fired central heating as well as uPVC double glazing and the well presented accommodation briefly comprises: an Entrance Hall, Living and Dining Rooms, attractively fitted Kitchen, Utility Room and WC Cloaks. To the first floor there is a Landing, a Master Bedroom with a Dressing Area leading to an attractively fitted En Suite Shower Room, two further Bedrooms and a Bathroom. To the front of the property there is an attractive and good sized area block paved driveway and car hardstanding. This leads to an integral single garage. To the rear of the property there is a well maintained south-facing garden with an area of lawn, flower beds and an attractively paved patio area with timber fencing to the perimeter. An early internal inspection is highly recommended to fully appreciate all that this lovely home offers including its position. We also have a 360° tour available which should provide an excellent insight in the first instance.

incorporating a 1 1/2 bowl resin sink and drainer. There is an integrated electric hob and oven, tiled splashbacks, 2 windows to the rear and a tiled floor.

Utility room - plumbing for automatic washing machine, door to the side and a tiled floor.

WC cloaks - fitted with a low flush WC, pedestal wash hand basin, tiled floor and window to the side.

1st floor landing - built-in cupboard.

Master bedroom - a double bedroom with a window to the front and an archway leading to a dressing area with fitted wardrobes accommodating sliding mirror doors.

En Suite Shower Room - an attractively fitted shower room with low flush WC, wash hand basin inset to vanity area with cupboards, shower unit, part tiled walls and window to the front.

Bedroom 2 - window to the rear.

Bedroom 3- window to the rear and walk-in cupboards.

Bathroom- a three piece suite comprising a panelled bath with shower screen and dual valve shower, low flush WC, pedestal wash hand basin, window to rear and part tiled walls.

Parking and Garage - an attractive block paved driveway provides access to the garage and an area of off street parking. The single garage is integral and may provide an opportunity to extend into (subject to necessary permissions). Power and light are provided.

Rear Garden - an attractive south-facing rear garden with an area of lawn, beds and borders as well as a paved patio area.

ACCOMMODATION

Entrance hall - stairs to 1st floor.

Living room - An attractive room with a window to the front, fireplace, attractively laid oak style flooring and an archway leading through to the....

Dining room - a bay window with a French door opening onto the garden and a continuation of the oak style flooring.

Kitchen - an attractively fitted kitchen with a range of base and wall mounted Shaker-style units in a cream colour with a laminate work surface

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DESCRIPTION

A superb opportunity to acquire a very well presented 3 bedroom detached house occupying an attractive position on this highly regarded residential development between Beverley and Walkington. The property provides excellent family accommodation including a master bedroom with en suite and dressing area. Early viewing is highly recommended to fully appreciate all that the property offers.

LOCATION

The Broadgate estate, of which Megson Way is part, lies just to the west of Beverley with the famous Westwood inbetween the two. It also lies to the east of Walkington village of which it is formally part. The village provides a number of useful amenities including a well regarded primary school, pubs, a convenience store and a church. The Westwood is host to Beverley Golf Course and Beverley Racecourse offering great dog walking and exercise opportunities. Beverley itself provides a wide range of other amenities which are supplemented by those available in Hull, or at a further distance, York. The nearby A164 and A1079 provide good access to the wider road network.



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