



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**8 Westfield Garth, Walkington HU17 8TJ**  
**£475,000**

Beverley | Cottingham | Hornsea | Willerby

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- Spacious four bed family home
- Approaching 2,000 square feet
- Wonderful open plan kitchen/day room
- 25' living room; Dining room/study
- En-suite to master bedroom; 3 further double bedrooms
- Family bathroom
- Double garage; Good size gardens
- Excellent village amenities
- Outstanding school catchment area
- EPC Rating: C Council Tax Band: E

A wonderfully spacious family home, which extends to almost 2,000 square feet and is located within one of the most popular villages serving the historic market town of Beverley, sought after due to its picturesque nature with village pond and surrounding countryside, but also due to the quality of its primary school facilities and senior school catchment areas.

8 Westfield Garth is an ideal opportunity for a new family to give this house a lease of life and to put their own mark on this property and make it their own. The house offers four very good size bedrooms, with a fantastic open plan kitchen/day room, substantial 25' living room and further versatile room offering office or dining space. There is an en-suite to the master bedroom along with family bathroom, and the whole of which is complemented by the gardens to front and rear and attached double garage.

#### LOCATION

Walkington is one of the region's most sought after villages. Lying just two miles from the amenities of Beverley across the Westwood Pastures and having a good selection of local amenities which include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Built-in cloaks cupboard, staircase to first floor, laminate floor and radiator.

##### CLOAKROOM

Low level w.c., vanity wash basin, PVCu sealed unit double glazed window and chrome towel radiator.

##### LIVING ROOM

25' x 12' (7.62m x 3.66m)  
Gas effect log burner, PVCu sealed unit double glazed window, patio doors to garden and radiator.

##### DINING ROOM/STUDY

14'3" x 10'5" (4.34m x 3.18m)  
PVCu sealed unit double glazed window and radiator.

##### KITCHEN/DAY ROOM

25' x 16' narrowing to 12'8" (7.62m x 4.88m narrowing to 3.86m)  
To the kitchen area there is a range of modern base and eye level units with polished stone worktops and integral single drainer sink unit, PVCu sealed unit double glazed windows and laminate floor with French doors to hallway.

The day room area offers a lovely living space with patio doors to the rear garden, laminate floor and vertical radiator.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

25' x 12'8" (7.62m x 3.86m)  
Range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### EN-SUITE

Shower in cubicle, wash basin and low level w.c., built-in cupboard, tiled floor, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

14'9" x 10'3" (4.50m x 3.12m)  
Fitted wardrobes, laminate floor, PVCu sealed unit double glazed windows and radiator.

##### BEDROOM 3

12'3" x 11'5" (3.73m x 3.48m)  
Built-in wardrobe, laminate floor, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 4

13' x 7'10" (3.96m x 2.39m)  
Laminate floor, PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

8'9" x 7'3" (2.67m x 2.21m)  
Panelled bath and separate shower in corner cubicle, wash basin and low level w.c., tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

##### DOUBLE GARAGE

17'9" x 16'4" (5.41m x 4.98m)  
Personal access door directly to the entrance hall, wall mounted gas fired central heating boiler and electric roller shutter door.

##### GARDENS

To the front of the property there is an open plan lawned garden with brick sett double driveway.

The rear garden is of a particularly good size with substantial paved patio seating area and planting beds.

##### 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)

GROUND FLOOR



1ST FLOOR



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.

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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