



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**Bentley House, 9 The Haven, Broadgate, Walkington HU17**  
**£825,000**

- Exquisite family home; Approximately 3,000 sq ft
- No onward chain
- Superb spacious plot
- Up to 6 bedrooms; 3 reception rooms; 3 bathrooms
- Double garage
- Excellent school catchment area
- Superb location
- Close to Westwood and Walkington
- EPC Rating: C
- Council Tax Band: G

A simply beautiful detached home extending to almost 3,000 square feet, offering extremely versatile accommodation with up to six bedrooms, three reception rooms and three bathrooms. The property forms part of an exclusive gated development in the ever popular Broadgate locality, sitting between the wonderful open pastures of Beverley Westwood and the picturesque village of Walkington.

The quality and presentation of the accommodation is unquestionable, making this an outstanding family home located within superb primary and secondary school catchment areas.

#### 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

11'4" x 7'3" (3.45m x 2.21m)  
Timber floor, staircase to first floor and radiator.

##### LIVING ROOM

15' x 13'9" (4.57m x 4.19m)  
Inset Stovax multi-fuel stove, ceiling cornice, two radiators, concealed doors to day room and sealed unit double glazed window.

##### SITTING ROOM

14' x 11' (4.27m x 3.35m)  
Currently used as a play room, offering sealed unit double glazed box bay window and radiator.

##### KITCHEN

21'10" x 18' narrowing to 14' (6.65m x 5.49m narrowing to 4.27m)  
A breathtaking room forming the heart of this outstanding home, having an extensive range of gloss base and eye level units with matching centre island and polished stone work surfaces, integrated Neff microwave, oven, steam oven and plate warmer along with induction hob and chrome overhead extractor unit, integral fridge freezer and dishwasher, tile floor, down lighters, bi-fold doors to rear garden, PVCu sealed unit double glazed window and radiator. Open to:

##### DAY ROOM

13'9" x 8' (4.19m x 2.44m)  
Timber effect laminate floor, PVCu sealed unit double glazed bi-fold doors to rear garden, ceiling cornice and vertical radiator.

##### REAR HALLWAY

Entrance door with tiled floor and PVCu sealed unit double glazed window.

##### UTILITY ROOM

12'6" x 6'10" (3.81m x 2.08m)  
Gloss base units with larder cupboard and polished stone work surfaces, plumbing for automatic washing machine, one and a half bowl sink unit, tile floor, PVCu sealed unit double glazed window and towel radiator. Door to double garage.

##### CLOAKROOM

Low level w.c. with concealed cistern, vanity wash basin, tiled floor and walls, chrome towel radiator and down lighters.

##### FIRST FLOOR

##### LANDING

PVCu sealed unit double glazed windows to two elevations, built-in walk-in airing cupboard housing hot water cylinder with electric immersion heater and two radiators.

##### MASTER BEDROOM SUITE

##### BEDROOM

18'9" x 16'3" (5.72m x 4.95m)  
PVCu sealed unit double glazed windows and two radiators.

##### EN-SUITE SHOWER ROOM

9' x 6' (2.74m x 1.83m)  
Shower in cubicle, low level w.c. having concealed cistern and vanity wash basin with drawers below, tiled floor and walls, sealed unit double glazed skylight and chrome towel radiator.

##### DRESSING ROOM

17'9" x 7' (5.41m x 2.13m)  
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

14' x 12'3" (4.27m x 3.73m)  
Ceiling cornice, PVCu sealed unit double glazed box bay window, fitted wardrobe and two radiators.

##### EN-SUITE

9'8" x 6'2" maximum (2.95m x 1.88m maximum)  
Shower in cubicle, vanity wash basin with drawers below and low level w.c., tiled floor and walls, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

14' x 11'9" (4.27m x 3.58m)  
Fitted sliding door wardrobes, ceiling cornice, PVCu sealed unit double glazed window and two radiators.

##### BEDROOM 4

14' x 11'5" (4.27m x 3.48m)  
Fitted wardrobes, PVCu sealed unit double glazed windows and radiator.

##### FAMILY BATHROOM

14' x 6'4" (4.27m x 1.93m)  
Contemporary freestanding bath, trough style sink unit and low level w.c. with concealed cistern, shower in separate oversize cubicle, tiled floor and walls and two chrome towel radiators.

##### SECOND FLOOR

##### LANDING

Built-in cupboard.

##### BEDROOM 5

17'9" x 16'3" (5.41m x 4.95m)  
Sealed unit double glazed skylight, down lighters and radiator.

##### BEDROOM 6

14' x 16'5" (4.27m x 5.00m)  
Two sealed unit double glazed skylights, down lighters and radiator.

#### OUTSIDE

##### DOUBLE GARAGE

19' x 17'4 (5.79m x 5.28m)  
Having two electric up-and-over doors, personal access door to the rear, light and power laid on.

##### GARDENS

Bentley House stands on a substantial plot, with front planted gardens having laurel hedge and parkland style fencing boundary and brick sett paths, whilst at the side is a substantial lawned garden set with mature trees and planting beds, and a super play area. The side garden also boasts an open garden room with tiled timber effect approach path.

A brick sett side double driveway offers excellent car parking facility.

The rear garden is also lawned with paved patio area and further planting.

To the exterior of the property are power points and a water tap.

##### 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 sealed unit 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.



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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