Quick & Clarke
PROPERTY SPECIALISTS

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18 Beech View, Walkington, Beverley HU17 8SE

No onward chain £239,950

Beverley | Cottingham | Hornsea | Willerby

- Vacant possession - no forward chain
- Deceptively spacious throughout
- 2 reception rooms
- Generously sized plot with attractive gardens
- Off-street parking
- Close to park and Walkington Primary School.
- EPC: C
- Council Tax Band: B

This deceptively spacious and well-arranged family home features two reception rooms and kitchen on the ground floor, complemented by three well-proportioned bedrooms on the first floor. Practicalities are also well-catered for with a ground-floor cloakroom and utility room alongside a main bathroom upstairs.

Positioned on a generous plot, the property occupies a superb location near the highly regarded Walkington Primary School and local playing fields, benefiting further from a side driveway that provides ample parking.

The exterior boasts substantial gardens suited to family life, including a shed and a workshop that offers versatile potential for various uses. Available with no onward chain and vacant possession, a viewing is highly recommended to fully appreciate the space and position on offer.

LOCATION

The property lies on the crescent which forms Beech View on the South-Eastern side of the ever-popular village of Walkington. Situated close to Walkington Primary School and the playing fields, Beech View is accessed off Autherd Garth.

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 with include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Door to the side of the property, laminate flooring and stairs to the first floor accommodation.

LIVING ROOM

15'6" x 11' (4.72m x 3.35m)
A generously sized room with double glazed window to the front elevation.

DINING ROOM

10'2" x 9'8" (3.10m x 2.95m)
A second reception room allowing flexibility of use and with double glazed windows to the front elevation.

KITCHEN

12'2" x 7' (3.71m x 2.13m)
Offering a generous range of wall and base storage units with work surfaces, inset sink, electric oven and hob with extractor over, plumbing for dishwasher, window overlooking the garden and door to rear lobby.

REAR LOBBY

The rear lobby leads to the utility room and separate w.c. Door to the side leading out onto the rear garden.

UTILITY ROOM

Plumbing for a washing machine and space for a dryer.

W.C.

Low level w.c.

FIRST FLOOR

LANDING

BEDROOM 1

13'7" x 11'3" (4.14m x 3.43m)
Window to the front elevation.

BEDROOM 2

11'7" x 11'!" (3.53m x 3.35m!")
Window to the front elevation.

BEDROOM 3

10'6" x 6'9" (3.20m x 2.06m)
Built-in bulkhead cupboard and window to the rear elevation.

BATHROOM

Three piece sanitary suite comprising panelled bath with shower over, wash hand basin and w.c., heated towel rail, tiling to walls and double glazed window to the rear elevation.

FRONT GARDEN

The property is set back from the road with an area of lawn bordered by a hedge on the front boundary.

To the side of the property a gravelled driveway provides ample parking for a number of vehicles and leads up to a shed for storage.

REAR GARDEN

Of a generous size for a property of this type with a stone paved patio. The garden is generally lawned.

WORKSHOP

Electric power, sink and high level shelving.

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 uPVC 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

GROUND FLOOR

1ST FLOOR

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.