



**QUICK & CLARKE**  
The Property Specialists

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**17 Crake Wells, Walkington HU17 8SB**  
**Offers Over £300,000**



- Individually designed bungalow
- Huge potential
- Deceptively large property
- Overlooks the primary school
- Sought after village location
- Off-street parking and garage
- EPC awaited

#### THE PROPERTY

Individually designed and generously sized detached bungalow making the most of this attractive plot and overlooking Walkington Primary School playing fields to the rear. The heart of the property is a large open plan living dining room, and there is a separate kitchen, three bedrooms, bathroom, cloakroom, conservatory and integral garage, with further parking to the front.

#### LOCATION

The property is located on the cul-de-sac forming Crake Wells which can be accessed off Autherd Garth in the much sought after village of Walkington. Situated close to and overlooking Walkington Primary School playing fields to the rear, the property is also convenient for the local amenities in the village centre, and also across the Westwood to the amenities on offer in Beverley town centre.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

15'8" x 12'7" max (4.78m x 3.84m max)  
A generous sized and roomy entrance hall with double uPVC glass panelled front door, three storage cupboards, one being large enough to house a freezer and one an airing cupboard which is shelved out for storage. Doors leads through into the reception rooms and the bedrooms.

##### LIVING DINING ROOM

22'9" x 18'6" (6.93m x 5.64m)  
A very generous sized dual aspect room with Yorkstone open grate fire (currently housing an electric fire). The room allows for flexibility of layout with space for both living and dining room furniture.

##### KITCHEN

12'10" x 11'5" (3.91m x 3.48m)  
Modern kitchen with wall and base storage units with oak effect fronts and laminate worksurfaces, four ring electric hob with extractor over, integrated double oven, stainless steel sink and drainer, space for fridge freezer and dishwasher. uPVC glass panelled door providing access to the side of the property.

##### BEDROOM 1

15'11" x 9'8" (4.85m x 2.95m)  
With a range of fitted wardrobes and window overlooking the garden.

##### BEDROOM 2

11'11" x 8'10" (3.63m x 2.69m)  
Fitted wardrobes and patio doors opening into the conservatory.

##### CONSERVATORY

9'6" x 6'9" (2.90m x 2.06m)  
Of a timber construction and with doors leading onto the garden.

##### BEDROOM 3

9'3" x 8'11" (2.82m x 2.72m)  
Window to rear elevation and fitted wardrobes.

##### BATHROOM

8'10" x 7'9" (2.69m x 2.36m)  
Three piece sanitary suite comprising panelled bath, WC and double sized hand wash basin, partially tiled walls and window to side elevation.

##### SEPARATE CLOAKROOM

8'10" x 3' (2.69m x 0.91m)  
Close coupled WC and hand wash basin.

##### GARAGE

An integrated single garage with up & over door, supplied with light and power.

##### OUTSIDE

The property has an attractive frontage with a block sett drive leading down to the garage. The house sits behind a beech hedge with an area of lawn to the front. Access can be gained down both sides of the property to the rear garden.

The rear garden has the benefit of overlooking Walkington Primary School with a patio adjacent to the rear of the bungalow, there is an area of shaped lawn, a number of ornamental shrubs and trees. There is also a greenhouse and shed for storage.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### TENURE

We believe the tenure of the property to be to be Freehold (to 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 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)

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



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.

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