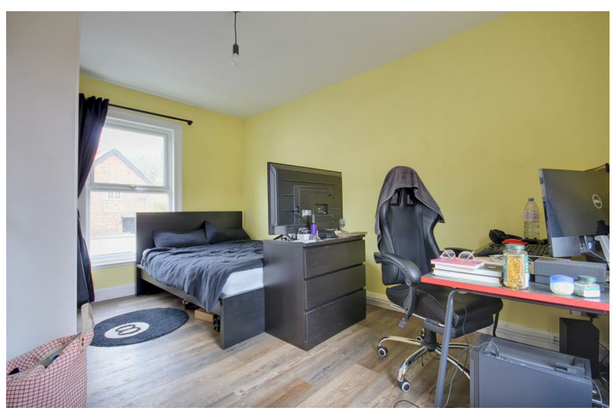

Quick & Clarke
PROPERTY SPECIALISTS

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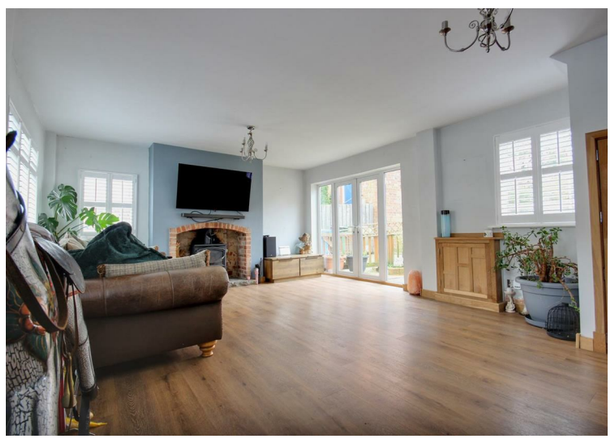

Red House, 7 West End, Walkington HU17 8SX

Offers Over £440,000

Beverley | Cottingham | Hornsea | Willerby

- Sought after village location
- Extensively refurbished to maintain the period charm
- Superb South facing garden split into three private levels
- Stunning open plan kitchen
- Four generously sized double bedrooms
- Luxury boutique bathroom
- Two feature log burners
- Substantial outbuildings & side driveway & additional parking to rear
- EPC Rating: D
- Council Tax Band: E

Red House is an attractive property that fits seamlessly into the historic Walkington street scene. It has been intelligently updated to provide a comfortable living environment while retaining several original and characterful features. The house sits on a surprisingly large, private plot, offering more space than is initially apparent from the front elevation. Recent improvements have focused on creating functional, bright spaces that are ready for a new owner to move straight into.

The ground floor layout is centered around a practical open plan kitchen and day room, which serves as a secondary living space with its own log burner. Large windows and patio doors ensure the primary reception rooms feel connected to the outdoor patio area. The transition between the traditional lounge and the more modern kitchen area makes the home well-suited for both quiet evenings and casual entertaining.

Upstairs, the four double bedrooms are accessed from a central landing and share a beautiful modernised family bathroom. The standout feature of the property is undoubtedly the tiered rear garden. Facing South for maximum sunlight, the outdoor space is divided into distinct areas for dining and gardening, offering a high degree of privacy rarely found in such a central village position.

LOCATION

Red House is situated on West End in the centre of this much sought after East Yorkshire Wolds village very close to Beverley (2 miles). Situated on the South side of West End and next to Walkington's Methodist Church, the property is in an attractive position surrounded by buildings of equal architectural merit.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A traditional entrance accessed via steps from West End and open plan into the dining room/sitting room.

LIVING ROOM

21'11" x 14'4" (6.68m x 4.37m)
A beautifully proportioned room featuring a log burner. French doors open out onto the Southerly facing rear garden and there are further windows to the front elevation which create a light and bright ambience. Storage cupboard under the stairs. Double doors lead through into the dining room/sitting room.

DINING ROOM/SITTING ROOM

16'6" x 13'2" (5.03m x 4.01m)
A further well-proportioned reception room which allows for flexibility of use. Open plan from the entrance hall and with a staircase leading to the first floor accommodation. Wood burning stove set in a fireplace with built-in glass fronted cupboards in the alcoves to either side, feature radiator and window to the front elevation with fitted shutters. Laminate flooring.

OPEN PLAN LIVING/DINING KITCHEN

26'4" x 13'5" (8.03m x 4.09m)
Most certainly the heart of this attractive home and with a bespoke crafted kitchen with hardwood work surfaces, freestanding kitchen island/breakfast bar, gas hob with modern extractor over, integrated double oven, inset Belfast sink, integrated dishwasher, wood burning stove set into the corner of the room and beams to the ceilings above. Attractively tiled floor and windows to the rear with further patio doors leading out onto the patio area of the rear garden.

W.C.

Two piece sanitary suite comprising wash hand basin and toilet. Window to the side elevation.

FIRST FLOOR

LANDING

Window to the rear elevation.

BEDROOM 1

14'4" x 13'3" (4.37m x 4.04m)
A double bedroom with two Velux roof lights, laminate flooring and further windows to the front elevation.

BEDROOM 2

14'6" x 10' (4.42m x 3.05m)
A double bedroom with a dual aspect having windows to both front and rear elevations.

BEDROOM 3

13'10" x 9'3" (4.22m x 2.82m)
A double bedroom with window to the front elevation.

BEDROOM 4

12'7" x 11'5" (3.84m x 3.48m)
Situated to the rear of the property and with windows to both side and rear aspects.

HOUSE BATHROOM

A stunning house bathroom with a five piece sanitary suite comprising freestanding bath, twin hand wash basins, walk-in shower enclosure and close coupled w.c., beautifully tiled and with a heated towel rail. Large overhead lantern allow for great deal of natural light and exposed beams to ceiling.

OUTSIDE

The property is set back from the road with an area of open plan lawn to the front and a central pathway leading up to the front door. To the side is a driveway which provides off-street parking for a formal legal arrangement with the neighbouring Methodist Church. A timber gate provides access to the rear garden.

The rear garden is a private South facing space arranged over three levels. The lower tier features a block sett patio and a covered storage area, whilst steps lead up to a middle terrace with raised borders and to the top level a lawned garden. There are several brick built outbuildings, some equipped with light and power for storage or workshop use.

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

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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