



22 Lawson Close, Walkington HU17 8TR
Guide Price £290,000

- Remodelled and enhanced 3 bed detached
- Recently replaced double glazing, conservatory and boiler
- EPC 'A' Rating benefitting from solar panels and battery
- Sought after village location with local services & primary school
- Central village cul-de-sac position
- Open plan dining kitchen
- Modern kitchen and bathroom
- Council Tax C
- EPCA

With an attractive and remodelled ground floor layout, this updated three bedroom detached home is situated on an appealing cul-de-sac in the centre of the sought after village.

Having the benefit of solar panels with a backup battery unit, the property also benefits from a recently replaced conservatory, gas boiler and double glazing. Further, with a modern kitchen and bathroom, the property is in true moving condition.

LOCATION

The property is situated on the cul-de-sac that forms Lawson Close and is accessed off Redgates close to the centre of the village. 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 PORCH

7'6" x 5'5" (2.29m x 1.65m)

UPVC glass panelled front door with further window to one side, porcelain tiled floor, wall mounted electric heater.

LIVING ROOM

17'6" x 11'7" (5.33m x 3.53m)

A well proportioned living room situated to the rear of the house and with patio door into the conservatory and further window to one side. Stairs to the first floor accommodation.

OPEN PLAN DINING KITCHEN

17'6" x 12'6" reducing to 11'0" (5.33m x 3.81m reducing to 3.35m)

A remodelling of the original layout to create an attractive open plan space. The modern kitchen offers a generous range of wall and base storage units with gloss fronts and contrasting laminate work surfaces. Tiled splashback, five ring gas hob with extractor over, integrated oven and appliances. Composite sink and drainer, window to front and side elevation, attractive grey plank style floor covering and space for upright fridge freezer.

CONSERVATORY

16'2" x 9'1" (4.93m x 2.77m)

A recent edition to the property and of a UPVC construction with glass roof and French doors leading onto the patio. Plank style floor covering.

FIRST FLOOR LANDING

Window to side elevation, cupboard housing the gas boiler (3 yrs old and serviced annually)

BEDROOM 1

11'3" x 8'5" (3.43m x 2.57m)

Window to front elevation.

BEDROOM 2

9'2" x 8'4" (2.79m x 2.54m)

Window to rear elevation, plank style floor covering.

BEDROOM 3

8'2" x 8'2" (2.49m x 2.49m)

Built-in wardrobe with sliding mirrored front and window to the rear elevation.

BATHROOM

8'3" x 5'9" (2.51m x 1.75m)

A modern bathroom with a three piece sanitary suite comprising panel bath with shower over, vanity unit with semi recessed hand wash basin and back to the unit WC, extensive storage cupboards and wall mounted LED lit mirror. Tiled walls and contemporary grey coloured heated towel radiator.

FRONT GARDEN & STORE

The property is set back from the cul-de-sac and approached over a gravel drive which allows for parking for two vehicles. Part of the garage has been converted to the dining room with the remaining space being used as a store with up and over door off the driveway. Access can be gained to the rear garden down the side of the house.

REAR GARDEN

The rear garden has a good level of privacy. Largely laid to lawn, there is a patio area adjacent to the conservatory. In addition, on the patio is a timber summer house.

SERVICES & SOLAR PANELS

The property benefits from a gas fired central heating system with the boiler having been replaced approximately 3 years ago and serviced annually. Mains electricity is supplemented by 14 no. PV solar panels and with a battery storage system. Mains water and drainage.

DOUBLE GLAZING

The property benefits from uPVC double glazing with the majority of windows being replaced approximately 3 yrs ago.

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
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



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.

TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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