



Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



27 George Lane, Walkington, Beverley HU17 8XX
£675,000

- Surely one of the best Broadgate homes.
- Incredible modernisation and extension.
- Outstanding family location.
- Great school catchment areas.
- Excellent access to the historic market town of Beverley.
- Breathtaking kitchen day room.
- Wonderful gardens.
- Double garage and excellent off street car parking.
- Council Tax Band: F
- EPC Rating: D

Surely one of the best houses on one of the best family friendly residential developments serving the historic market town of Beverley and forming part of the most sought after village of Walkington.

27 George Lane has been the subject of an exceptional amount of refurbishment, extension and modernisation to create an absolutely incredible family home that is a credit to the current owners. The heart of the home is the wonderfully light and spacious kitchen day room which itself offers almost 600 square feet of living space and very cleverly incorporates indoor and outdoor entertaining space. The separate living room offers a wonderful space for a quiet night in and the study is a great asset for those working from home. To the first floor the master bedroom offers a substantial contemporary bathroom with separate shower and the three further bedrooms are extremely well proportioned served by the central family bathroom.

The house stands on an excellent plot with brick sett forecourt and double driveway offering outstanding off street car parking and the rear garden is of a very good size laid mainly to lawn with large tiled entertaining terrace and evergreen planting along with garden lighting that complements the main house beautifully.

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 COMPRIMES

GROUND FLOOR

ENTRANCE HALL

Return staircase to first floor. Herringbone timber effect flooring and vertical radiator.

CLOAKROOM

Low level w.c. with wash hand basin. Herringbone timber effect flooring, PVCu sealed unit double glazed window and chrome towel radiator.

LIVING ROOM

16'3" x 12'9" (4.95m x 3.89m)

Feature media wall with shelves and cupboards. Ceiling coving, PVCu sealed unit double glazed bay window and radiator.

STUDY

8'0" x 7'0" (2.44m x 2.13m)

PVCu sealed unit double glazed window and radiator.

KITCHEN DAY ROOM

26'6" x 22'2" (8.08m x 6.76m)

A simply breathtaking room with a wonderful kitchen having granite work surfaces with waterfall sides incorporating three electric ovens, two induction hobs with extractor canopies over and integral sink unit with dishwasher. Herringbone timber effect flooring. Large ceiling skylights and substantial glazed sliding doors to the rear terrace area.

UTILITY ROOM

20'0" x 8'0" (6.10m x 2.44m)

Units matching those of the kitchen and granite worksurfaces. Integrated sink unit with dishwasher, plumbing for automatic washing machine, skylight and two personal access doors to the outside.

FIRST FLOOR

GALLERIED LANDING

PVCu sealed unit double glazed windows and vertical radiator.

MASTER BEDROOM

16'0" x 12'10" (4.88m x 3.91m)

Feature panel effect wall with PVCu sealed unit double glazed windows and radiator. Built-in wardrobe.

EN-SUITE BATHROOM

Freestanding bath with vanity wash basin having drawers below and low level w.c. Monsoon shower in separate cubicle. Downlighters, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

13'0" x 9'9" (3.96m x 2.97m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 3

12'10" x 9'8" (3.91m x 2.95m)

Fitted wardrobes. PVCu sealed unit double glazed window and radiator.

BEDROOM 4

13'8" x 7'4" (4.17m x 2.24m)

Fitted wardrobes. PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

9'0" x 6'2" (2.74m x 1.88m)

Travertine tiling to floor and walls. P-shaped bath with shower over, vanity wash basin with cupboard below and low level w.c. Downlighters, chrome towel radiator and PVCu sealed unit double glazed window.

OUTSIDE

To the front of the property is a substantial brick sett forecourt with double driveway offering outstanding off street car parking facility.

To the rear of the property is a tiled terraced entertaining area which leads to the substantial lawned garden with evergreen planting and which is screened by mature trees. Garden lighting has also been provided throughout.

GARAGE

17'3" x 17'3" (5.26m x 5.26m)

With two up and over doors and having light and power laid on along with personal access door to the rear.

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 PVCu 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



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 operation or efficiency can be given.
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