Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE

The Property Specialists

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

6 The Haven, Walkington, Beverley HU17 8YH

£480,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Completely redesigned and extended family home
- Stunning open plan kitchen, living and dining space
- Versatile four bedroomed accommodation
- One ground floor bedroom
- Two en-suite facilities
- Delightful mature tree setting
- Outstanding residential location
- Excellent school catchment area
- EPC Rating: C
- Council Tax Band: D

A completely redesigned and substantially extended detached home on one of the most sought after residential developments served by the historic market town of Beverley.

This quite stunning property extends to in excess of 1400 square feet, having breathtaking open plan living, kitchen and dining space served by extremely versatile bedroom accommodation offering four bedrooms, one at ground floor level, with en-suite facilities to two, all of which have been modernised and upgraded.

The plot is generously proportioned and approached along a private drive with mature tree setting, having good sized gardens and a substantial paved entertaining terrace area accessed via bi-fold doors from the kitchen/day room. A newly added garage is of a very good size and inter-communicates directly with the residential accommodation. This really is an outstanding property in a superb locality with great access to the village facilities of Walkington and the huge benefit of being in the catchment for outstanding schools.

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 COMPRISES

GROUND FLOOR

ENTRANCE HALL

Built-in cloaks cupboard, oak effect flooring, door to garage, vertical radiator, sealed unit double glazed windows and downlighters.

CLOAKROOM

Half tiled walls and oak effect floor, low level w.c. with concealed cistern, wash basin and chrome towel radiator.

LIVING ROOM

16'8" x 10'1" (5.08m x 3.07m)
Feature brick fireplace with polished stone hearth and log burner, sealed unit double glazed windows and open to:

DAY ROOM

26'6" x 12' (8.08m x 3.66m)
A stunning open living space with vaulted ceiling, timber feature wall and tile floor having underfloor heating, sealed unit double glazed skylights and bi-fold door to rear garden.

KITCHEN

14'2" x 9'6" (4.32m x 2.90m)
Having a range of white gloss base and eye level units with granite effect work surfaces incorporating a single sink unit, electric oven and microwave with four ring induction hob and dishwasher, American style fridge with water supply, tile floor with underfloor heating and understairs storage cupboard.

UTILITY ROOM

10'2" x 5'8" (3.10m x 1.73m)
Matching white gloss base and eye level units with stainless steel single drainer sink unit, plumbing for automatic washing machine, oak effect floor, door to outside and radiator.

BEDROOM 1

13'10" x 9'6" (4.22m x 2.90m)
Sealed unit double glazed window and underfloor heating.

EN-SUITE SHOWER ROOM

Tiled floor and walls, shower in cubicle, low level w.c. with concealed cistern, vanity wash basin and chrome towel radiator.

FIRST FLOOR

LANDING

BEDROOM 2

16'8" x 10'5" (5.08m x 3.18m)
Sealed unit double glazed window and radiator.

STUNNING OPEN PLAN SHOWER ROOM

Monsoon shower, vanity wash basin on cantilevered drawers and low level w.c. with concealed cistern, sealed unit double glazed window and vertical radiator.

BEDROOM 3

9'5" x 9'4" (2.87m x 2.84m)
Sealed unit double glazed window and radiator.

BEDROOM 4

11'2" x 7'1" (3.40m x 2.16m)
Sealed unit double glazed window and radiator.

FAMILY BATHROOM

8' x 6' (2.44m x 1.83m)
Panelled bath, low level w.c. and vanity wash basin, tiled floor and walls, sealed unit double glazed windows and vertical radiator.

OUTSIDE

The property is approached via a private driveway serving only two properties, having mature tree setting and leading to a substantial resin forecourt and driveway providing excellent off-street car parking facility.

To the rear of the property is a large terraced entertaining space leading directly to the fenced lawned garden beyond.

GARAGE

16'9" x 10'2" (5.11m x 3.10m)
Electric remote controlled up-and-over door, wall mounted gas fired central heating boiler, hot water cylinder and personal access doors to both the entrance hall and rear garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system and has underfloor heating to the ground floor.

DOUBLE GLAZING

The property benefits from sealed unit 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.

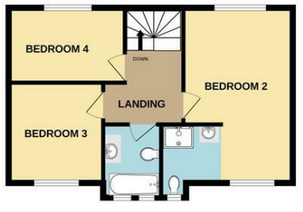
FINANCIAL SERVICES

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.
Made with Metropix ©2026