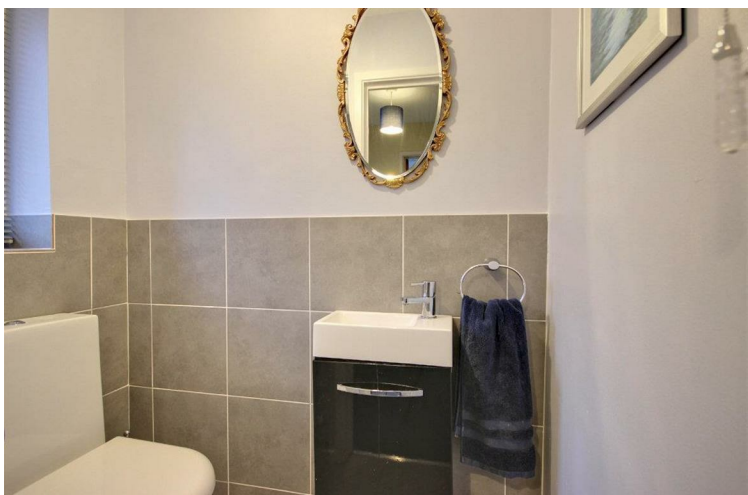




Quick & Clarke

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



19 Redgates, Walkington, Beverley HU17 8TS
Offers invited £325,000

- Detached family house
- No onward chain
- In excess of 1,000 square feet
- Four double bedrooms
- Two modern shower rooms and downstairs w.c.
- Two good size receptions
- Enclosed garden
- In need of some cosmetic modernisation
- Private driveway & detached double garage
- Council Tax Band: E EPC Rating: C

Located within this highly regarded East Riding village and enjoying a great cul-de-sac location we are delighted to present to the market this spacious aesthetically pleasing detached family home. Offered with no onward chain the property boasts in excess of 1,000 square feet and enjoying two good sized reception rooms, fitted kitchen, four double bedrooms and two shower rooms. The property enjoys a good size plot with enclosed garden to the rear and a side driveway providing off street parking for several vehicles and leading to the detached double garage with electric up and over doors. This property now awaits its own owners to add their own design flair within and create modern family living at its very best with so much potential of which is on offer.

LOCATION
Redgates is located in the heart of Walkington.

Walkington is a favoured residential village some two miles to the West of Beverley and with a range of local facilities within walking distance to include three public houses and associated restaurants and village supermarket in particular. There is also a well regarded local primary school within close walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway having staircase leading to the first floor accommodation.

DOWNSTAIRS W.C.

uPVC double glazed window to the front elevation. Modern re-modelled two piece suite enjoys wash hand basin set in vanity and low level w.c.

LOUNGE DINING ROOM
18'9" decreasing to 13'2" x 17'0" max (5.72m decreasing to 4.01m x 5.18m max)
uPVC double glazed window to the front and rear elevations. Stone fireplace with living flame gas fire and TV aerial point. A door leads into the dining room.

DINING ROOM
15'0" x 9'2" (4.57m x 2.79m)
uPVC double glazed French doors opening out into the rear garden and access to understairs storage cupboard. A door leads into the kitchen.

KITCHEN
11'6" x 9'3" (3.51m x 2.82m)
uPVC double glazed window to the front elevation and door with glazed inserts to the side leads onto the driveway. Traditional fitted pine base and wall units with work surfaces and contrasting splashbacks. Space and provision for cooking. Space for fridge freezer. Space and plumbing for washing machine. One and a quarter bowl sink unit with drainer and mixer. Space and plumbing for dishwasher.

FIRST FLOOR

LANDING
Good size landing with uPVC double glazed window to the rear elevation.

BEDROOM 1
14'9" decreasing to 11'0" x 10'3" (4.50m decreasing to 3.35m x 3.12m)
uPVC double glazed window to the front elevation.

EN-SUITE
uPVC double glazed window to the front elevation. Three piece suite enjoying shower area, low level w.c. and pedestal wash hand basin with tiled splashbacks to wet areas.

BEDROOM 2
14'9" x 8'6" (4.50m x 2.59m)
uPVC double glazed window to the rear elevation.

BEDROOM 3
10'2" x 9'2" plus doorwell (3.10m x 2.79m plus doorwell)
uPVC double glazed window to the front elevation.

BEDROOM 4
8'7" x 8'5" (2.62m x 2.57m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM
6'11" x 7'7" (2.11m x 2.31m)
uPVC double glazed window to the front elevation. Contemporary re-modelled shower room enjoys independent shower cubicle, wash hand basin and low level w.c. Tiled splashbacks to wet area.

OUTSIDE
The property enjoys a corner plot with open plan lawned garden with paved path to front door. Gated entry to both sides of the property leads into the rear garden.

The rear garden is of good proportions and has a patio area leading down to a good size lawned garden and offering a relatively good degree of privacy. A side driveway provides off street parking for several vehicles and leads to the detached brick built double garage.

DOUBLE GARAGE
Two electric up and over doors, power and light.

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



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.