



Lawson Close,  
Walkington, Beverley, HU17 8TR

**Asking Price £340,000**

ENJOYING A PRIVATE GARDEN SETTING IN ONE OF THE MOST DESIRABLE  
VILLAGES CLOSE TO BEVERLEY







**Summary:** This smart modern four bedroom detached house is set back from the road and backs on to woodland at the rear enjoying considerable privacy. Benefiting from a conservatory extension and a large open plan dining kitchen plus separate living room, downstairs w.c., four bedrooms and re-fitted bathroom, off street parking for two cars plus brick garage. This property comes highly recommended.

**Location:** The exclusive village of Walkington lies approximately three miles to the west of the historic market town of Beverley, where first class shopping and other amenities are to be found, although local shopping and primary schooling exist within the village. Within a short driving distance is the Westwood and Beverley golf club. Good road connections allow the city of Hull to be reached within twenty minutes driving time and the city of York lies approximately twenty five minutes driving time to the north west. For those wishing to make use of the region's motorway network, a convenient link is available via North Cave, some eight miles distant. Main line British Rail stations at Hull Paragon and Brough lie equidistant from which a high speed train service is available to London Kings Cross, approximately two hours thirty minutes and a local British Rail service is available from Beverley.

**Accommodation:** The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

**Open Porch:** To the...

**Entrance Hall:** With staircase off.

**Cloakroom:** With w.c. and wash hand basin.

**Lounge:** 16'10" x 12'2" (5.13m x 3.7m) Period style fireplace, marble hearth and gas fire.

**Dining Kitchen:** 15'2" x 15'4" (4.62m x 4.67m) Includes a comprehensive range of floor and wall cabinets in a woodgrain finish with complementing granite effect worktops, single drainer one and a half bowl sink unit, integrated appliances include refrigerator, freezer, dishwasher, double oven and hob, understairs storage cupboard. Patio style doors lead to the ...

**Conservatory:** 12' x 6'6" (3.66m x 1.98m) Enjoying a delightful outlook over the private garden towards the woodland. Double French doors leading to the rear patio and garden.

### First Floor

**Bedroom 1:** 11'8" x 9' (3.56m x 2.74m) Over stairs linen cupboard. Range of fitted wardrobes and drawer units.



**Bedroom 2:** 14'1" (4.3m) x 8'7" (2.62m) max incl entrance recess Range of fitted wardrobes and over cupboards.

**Bedroom 3:** 14'1" x 6'8" (4.3m x 2.03m) With fitted wardrobe, drawer unit and over cupboards.

**Bedroom 4:** 8'9" x 6'3" (2.67m x 1.9m) Includes fitted wardrobe and drawer unit.

**Shower Room:** Has been re-fitted with a stylish three pieces suite with full complementing tiling including shower cubicle, vanity wash hand basin and low level w.c., plus heated towel rail.

**Outside:** The property stands well set back from the road. A private driveway provides off street parking for two cars in front of a brick garage with up and over door with power laid on. Pedestrian side access leads to the rear of the property which is mainly lawned, includes a patio area, backing onto woodland enjoying considerable privacy.

**Services:** Mains gas, water, electricity and drainage are connected to the property.

**Central Heating:** The property has the benefit of a gas fired central heating system to panelled radiators.

**Double Glazing:** The property has the benefit of UPVC double glazed windows.



**Council Tax:** Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.\*

**Fixtures & Fittings:** Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

**Disclaimer:** \*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

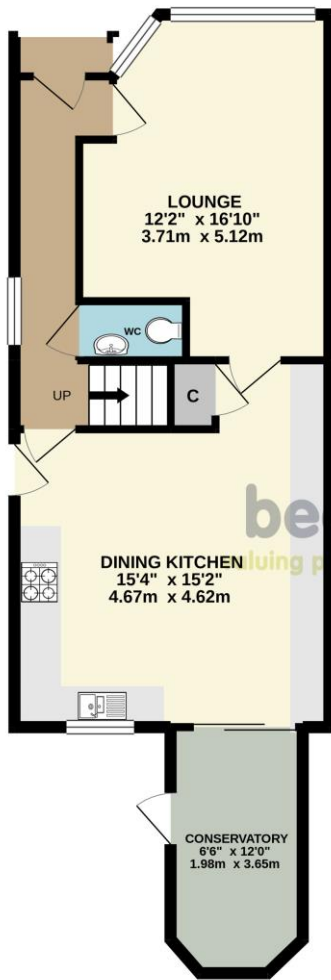
**Viewings:** Strictly by appointment with the sole agents.

**Site Plan Disclaimer:** The site plan is for guidance only to show how the property sits within the plot and is not to scale.

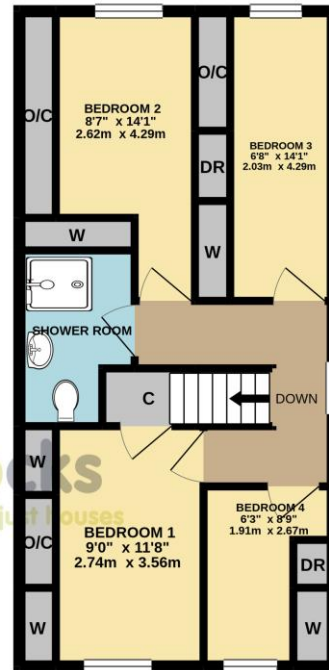
**Mortgages:** We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Beverley office on 01482 870832. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**Valuation/Market Appraisal:** Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



LAWSON CLOSE, WALKINGTON, HU17 8TR

TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.

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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**BEVERLEY**

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