



Plot 2 Farrow Drive East End
Beverley, East Yorkshire HU17 8RX
Offers over £550,000


WILLOWGREEN
ESTATE AGENTS

Farrow Drive is a luxury new development of contemporary family homes in the picturesque Village of Walkington. The development includes one two bedroom bungalow, one three bedroom and one five bedroom family homes, with open plan kitchen/dining areas, utility rooms, generous reception rooms and master suites including walk in wardrobes and en-suites.

Each exclusive home is finished to the highest standard using luxury suites to the bathrooms, bespoke kitchen designs from Willow Luxury Kitchens, including quartz/granite worktops and Integrated appliances.

The sought after 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 fifty 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.



ENTRANCE HALLWAY

Door to the front aspect, cupboard housing boiler, tiled flooring and power points.

COUNCIL TAX BAND

TBC.

SITTING ROOM 20'2" x 17'8" (6.17m x 5.40m)

Patio door opening up to the rear aspect, TV point, telephone point and power points.

KITCHEN/DINING ROOM

16'9" x 17'7" (5.13m x 5.38m)

Windows to the front aspect, luxury handmade bespoke kitchen, a range of wall and base units, tiled splashback, marble marble work surfaces, centre island with breakfast bar feature sink and drainer unit, integrated appliances, fully tiled flooring, TV point and power points.

BATHROOM

Opaque window to the side aspect, panel enclosed bath with central mixer taps, low flush WC, wash hand basin with vanity unit and fully tiled walls.

MASTER BEDROOM 14'0" x 12'0" (4.27m x 3.67m)

Patio doors opening to the rear aspect, TV point and power points.

MASTER EN-SUITE

Opaque window to the front aspect, fully tiled shower cubicle with rainfall shower, low flush WC, wash hand basin with vanity unit, tiled flooring, tiled walls and extractor fan.

BEDROOM TWO 14'11" x 10'11" (4.56m x 3.35m)

Window to the rear aspect and power points.

GARDEN

Front and rear gardens, mainly laid to lawn, large patio area, outside tap and lighting.

GARAGE

Up and over door, power and lighting.

PARKING

Off street parking for two cars.

TENURE

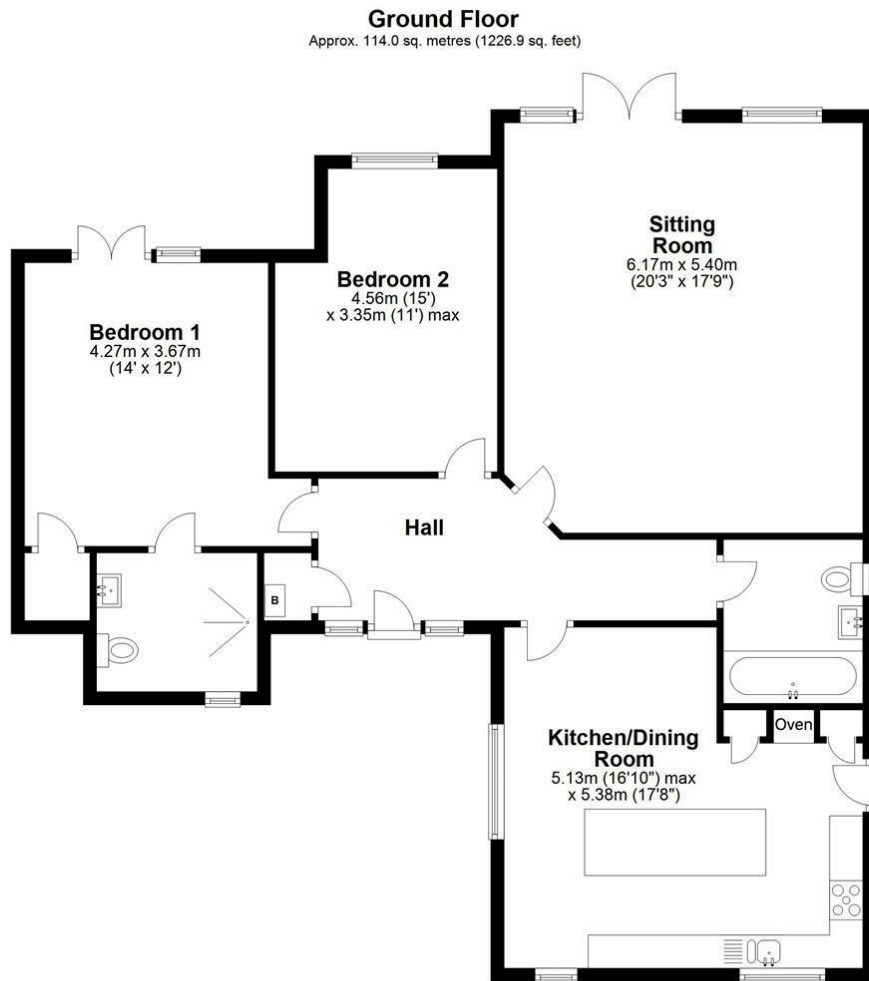
Freehold.

SERVICES

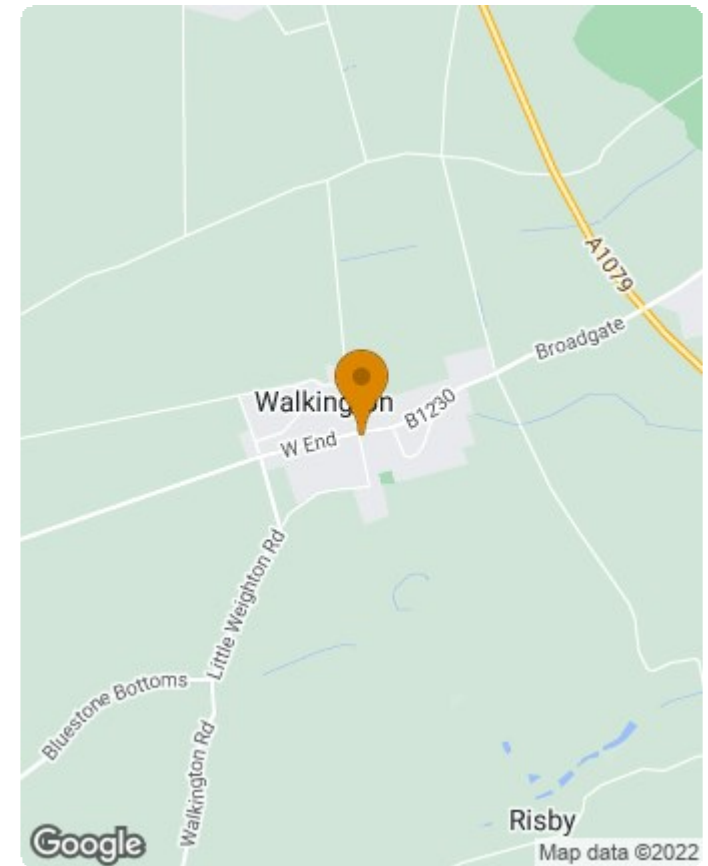
Mains gas, underfloor heating throughout, electricity and water.







Total area: approx. 114.0 sq. metres (1226.9 sq. feet)
1 Farrow Drive, Walkington



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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