

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



8 Hayride Close, Walkington, Beverley, Yorkshire, HU17 8TQ

- 📍 New Release
- 📍 By Scruton Builders
- 📍 Outstanding Det. House
- 📍 High Quality Specification
- 📍 Fabulous Open Plan Kitchen
- 📍 Four Bedrooms
- 📍 Double Garage
- 📍 NHBC Warranty

£425,000

8 HAYRIDE CLOSE (PLOT 18)

Standing in a super plot is this superb four bedroom detached house forms part of the prestigious Low Beeches development by Scruton Home Builders. Rarely does one find such a high specification in a brand new home which is clearly evident upon arriving at the development in appreciating the quality of materials that have been used in construction. At approximately 1,540 sqft over two floors, the accommodation is particularly spacious and complemented by high end contemporary fittings. The layout provides the very best of modern living with the heart of the house being a simply stunning open plan kitchen/dining/day room area with bi-fold doors opening out to the garden. The ground floor is completed by a separate living room, snug, utility and cloaks/WC. At first floor are a series of four bedrooms and bathroom with an en-suite to the master. The property stands in an individual plot with gardens extending to front and rear and there is also a detached double garage.

LOCATION

Walkington is an ancient village on the eastern flanks of the north wolds, an area of outstanding natural beauty favoured by walkers, cyclists and horse riders. Into this setting Scrutons, the award winning builders, are creating 'Low Beeches', a highly desirable development just 3 miles from the historic market town of Beverley.

The village of Walkington is situated on the south wolds in the East Riding of Yorkshire, approximately 3 miles to the south west of Beverley. With a population of just under 2500, the village boasts a picturesque main road along which can be found the village's three public houses, village pond and the Grade II listed All Hallows parish church. High Beeches is to be found off Townend Road to the west of the village. The location benefits from being enclosed by a number of superb mature trees which soften the look of the development while enhancing the feeling of privacy.

Walkington has its own primary school (Walkington Primary School - www.walkingtonschool.org) Ofsted rates the school as 'good' in June 2019, with behaviour and safety of the pupils as 'outstanding'. Further education facilities can be found nearby in Beverley including Beverley Grammar, Longcroft School, East Riding College and the advanced education Beverley school to name but a few. Beverley is the market and county town of the East Riding of Yorkshire and as such enjoys a full range of shopping outlets including a good mix of independent shops, big name national stores and the famous Saturday market in its town centre, complemented by the recently completed Flemingate retail and leisure complex. In close proximity to Walkington is the Beverley and East Riding golf club, Beverley Westwood, Bishop Burton College and Beverley racecourse.

Walkington is well placed too for connections to the rest of the UK by car - with the cities of Hull and York close by and the M62 motorway providing speedy access to destinations further afield.

ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

WC

Lounge - 18'6 x 11'4 approx.

Kitchen/Dining/Day Room - 16'7 x 16'4 approx.

Utility - 9'2 x 6'3 approx.

Snug - 9'9 x 8'7 approx.

First Floor

Bedroom 1 - 14'11 x 11'4 approx.

En-suite

Bedroom 2 - 16'4 x 8'4 approx.

Bedroom 3 - 13'10 x 8'4 approx.

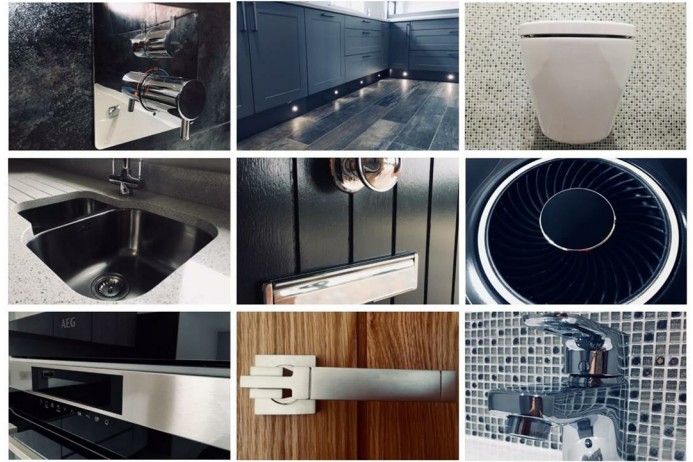
Bedroom 4 - 10'4 x 7'5 approx.

Bathroom

PARTICULAR FEATURES

The property is completed with high specification fittings throughout, full details of which are available on the attached PDF document. A selection of features include:

- * Hacker German made fitted kitchen units from selected range at Total Design, Hessle (unless already fitted)
- * A range of AEG appliances
- * 30mm Silestone worktops with matching 100mm upstand
- * Ideal Standard Concept Air sanitaryware
- * Contemporary tiling
- * Principle rooms emulsion colours have been selected from the Farrow and Ball colour chart
- * Double glazing - storm grade PVCu performance window frames and double glazed units
- * Rear bi-fold door system finished in Storm Grey
- * Central heating system - gas fired to radiators
- * Modern style radiators to all other rooms with thermostatic controls other than landing areas
- * Comprehensive insulation
- * Security - burglar alarm system installed with PIR detectors and door contacts, external lighting on dusk to dawn sensors
- * Low level driveway flood lighting
- * Block set permeable paving to driveway
- * Landscaping scheme in accordance with approved plans
- * Rear landscaping to include patio area, turfing, prepare borders and specific tree planting
- * Double garage with electrically-operated door



SCRUTON THE HOME BUILDERS

For more than 70 years, this family of experienced builders has, through good design, attention to detail and a strong quality commitment, earned an enviable reputation throughout Hull and the East Riding of Yorkshire for their new homes.

Using a generous palette of quality materials, Scrutons skilled tradesman carefully construct superb, classic and contemporary residences in styles that are in keeping with the existing dwellings within the areas of Hull and the East Riding.

Scrutons values are not just confined to the exterior of their properties. Each house provides an attractive living space with kitchens and bathrooms that reflect the 21st century attitudes to home comforts and living expectations.

scruton
the home builders

SITE PLAN



TENURE

Freehold

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

PHOTOGRAPHY

The photographs used are for promotional and guidance purposes only. They are taken from another completed plot on the development. They are supplied to provide an indication of the finish and specification of the properties at High Beeches, however we would advise a potential purchaser to refer to the detailed specification brochure available for each house.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)







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 (CO₂) 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	