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Limb
MOVING HOME









7 Hayride Close, Walkington, East Yorkshire, HU17 8GP

- Exceptional Detached Home
- Over 2,100 Sq Ft
- High Specification Finish
- Council Tax Band = G
- 4 Double Bedrooms
- Open Plan Living Kitchen
- Beautiful Landscaped Garden
- Freehold / EPC = B

£775,000

INTRODUCTION



Constructed in 2020 by the highly regarded local builder Scruton The Home Builders, this exceptional detached family home extends to over 2,100 square feet and has been finished to an outstanding specification throughout. Beautifully presented by the current owners, the property combines generous proportions with high-quality fixtures and fittings, centred around a superb open plan living kitchen overlooking the landscaped rear garden.

The accommodation briefly comprises an impressive entrance hallway, particularly spacious lounge, separate dining room, outstanding open plan living kitchen with central island, rear lobby and utility room. At first floor level there are four generous double bedrooms, three benefitting from fitted furniture, including a principal bedroom with en-suite shower room, together with a beautifully appointed family bathroom.

Outside, the property enjoys landscaped gardens, with a thoughtfully designed rear garden featuring an extensive patio with pergola, creating an attractive space for outdoor dining and entertaining. A driveway provides generous parking and leads to the double garage with electrically operated door.

LOCATION

Hayride Close forms part of the Low Beeches development by Scruton the Home Builders and is situated off Saunders Lane, Walkington. Walkington is one of the area's most desirable and prettiest villages and only a 5-minute drive away from Beverley. Distinguished by its iconic pond—home to its famous resident ducks – Walkington has its own delightful charm with beautiful period cottages, fine detached residences, and many individual new build homes. Surrounded by countryside and just a short distance from the historic market town of Beverley, Walkington offers a perfect rural retreat within a great community spirit.

A variety of local services and traditional social hubs ensure that residents enjoy a high standard of living. The village is home to a well-stocked local shop and post office, alongside three popular public houses. For more extensive retail and leisure needs, the comprehensive amenities of Beverley, including boutique shops, high street brands and the Flemingate development, are only a few minutes' drive away.

Education is a hallmark of the area, making it a premier choice for families. The village is home to the well-regarded Walkington Primary School. For secondary and further education, the village falls within the catchment for the prestigious Beverley High School for girls and Beverley Grammar School for boys. Furthermore, independent schooling options are within easy reach, ensuring access to some of the finest educational institutions in the region.

Walkington provides good regional connectivity, well positioned for easy travel into Beverley and access to the A164, which provides a direct link to the Humber Bridge and the A63/M62 corridor. Nearby rail links at Beverley offer regular services to Hull, York, and London, making it a practical choice for commuters.

Accessibility to key destinations includes:

- Beverley: Approx. 3 miles
- Hull City Centre: Approx. 8.5 miles
- York: Approx. 29 miles
- Leeds: Approx. 56 miles

Beyond the village, the location provides excellent access to the East Riding countryside. The Yorkshire Wolds, Westwood Pastures and numerous woodland trails offer attractive surroundings for walking and cycling, combining village living with convenient access to Beverley and the wider region.

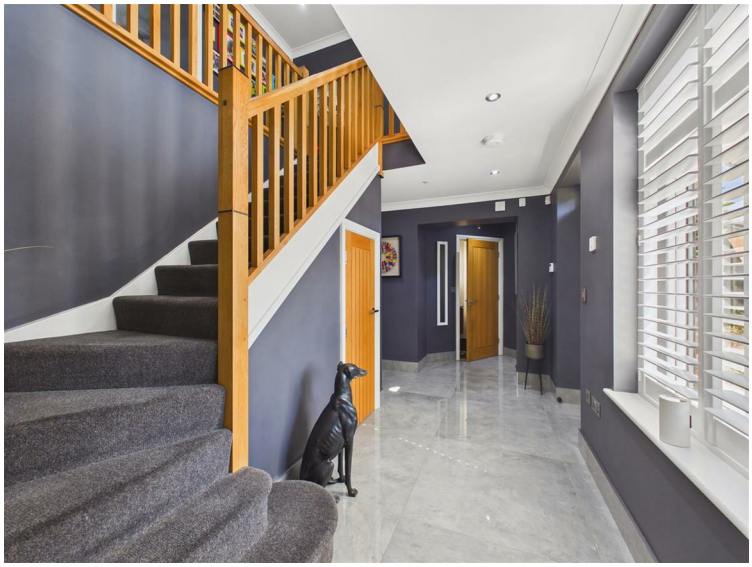
ACCOMMODATION

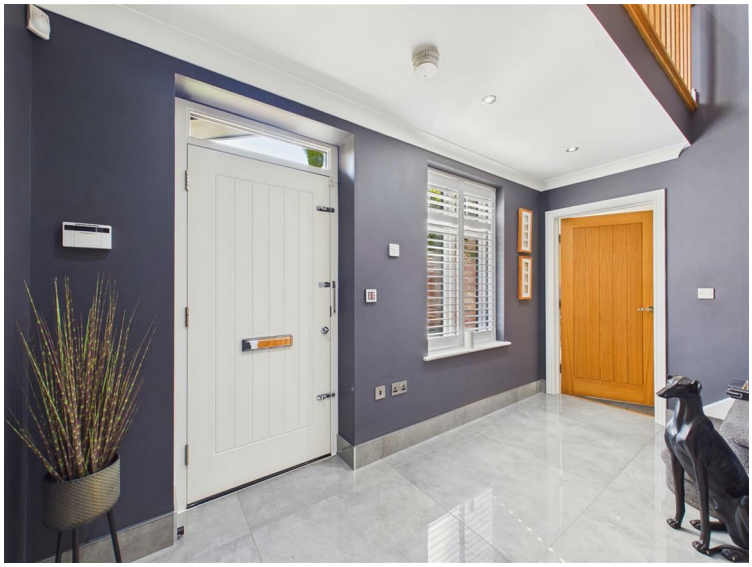
The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

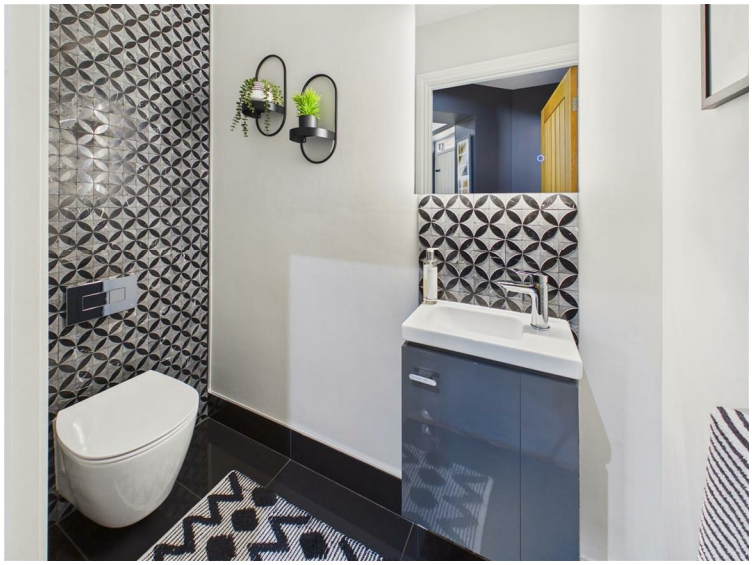
With contemporary tiled floor and staircase with oak bannister leading up to the galleried landing.





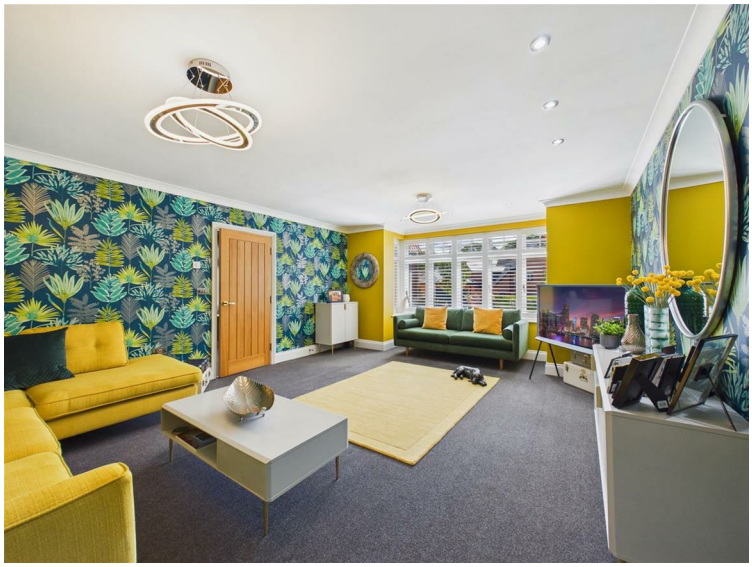
CLOAKS/W.C.

With concealed flush W.C., floating vanity unit with wash hand basin, tiled floor, feature tiling to wall, illuminated mirror and inset spot lights.



LOUNGE

A particularly spacious room with bay window to the front elevation.



DINING ROOM

With window to the front and side elevations.





OPEN PLAN LIVING KITCHEN

A magnificent open plan living space extending across the rear of the property, thoughtfully designed to incorporate distinct kitchen, dining and sitting areas. Finished with contemporary tiled flooring incorporating underfloor heating throughout, the space also benefits from bi-folding doors opening directly onto the landscaped rear garden. The generous proportions and high-quality finish make this an exceptional space for both everyday family life and entertaining.

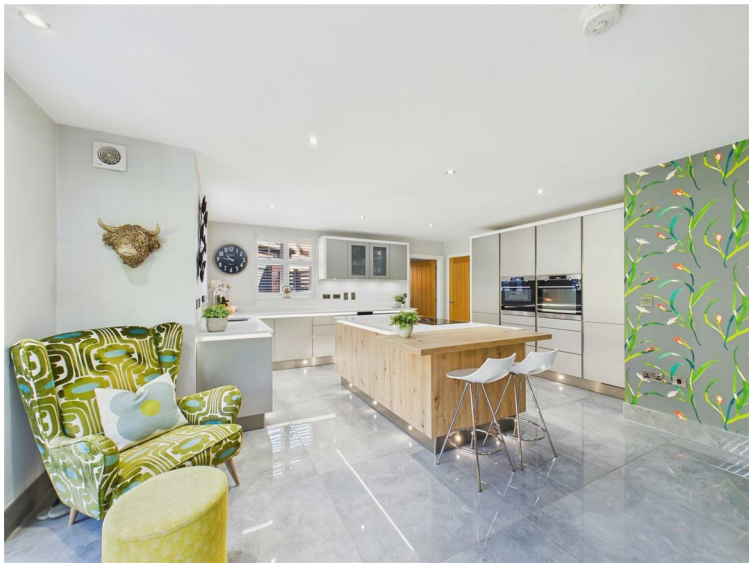






KITCHEN AREA

Beautifully appointed with a range of contemporary Hacker German fitted units complemented by 30mm Silestone work surfaces and a substantial matching central island with breakfast bar. Integrated AEG appliances include an oven, combination microwave oven, warming drawer, induction hob with integrated downdraft extraction, larder fridge, large freezer, dishwasher and wine chiller. The kitchen also features a corner carousel, undermounted sink with mixer tap together with under-unit, under-counter and kickboard lighting.



LIVING AREA

Open plan to the kitchen, creating a comfortable seating area centred around a contemporary media wall. Bi-folding doors open directly onto the adjoining patio and pergola, providing an excellent connection to the landscaped rear garden.





REAR LOBBY

With tiled floor and external access door to side.

UTILITY ROOM

With fitted units, plumbing for a washing machine, tiled floor, inset spot lights and window to rear.



FIRST FLOOR

LANDING

A spacious galleried landing with cylinder cupboard, loft access hatch and window to the front elevation.

PRINCIPAL BEDROOM SUITE



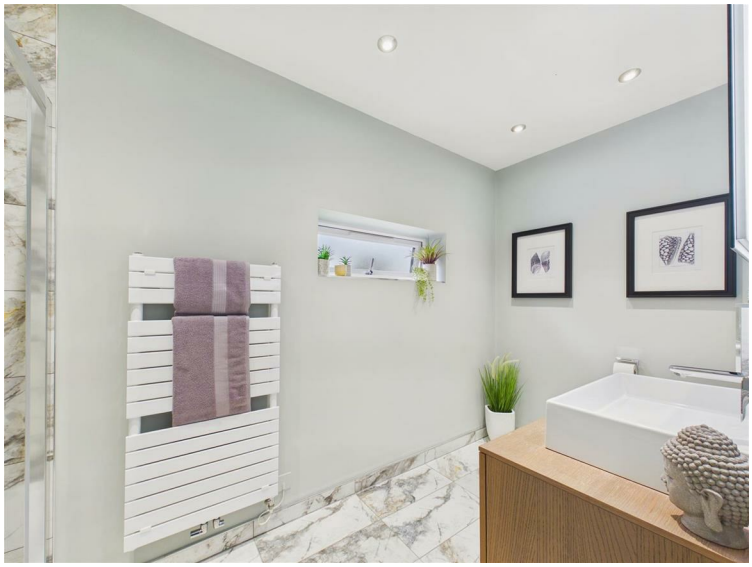


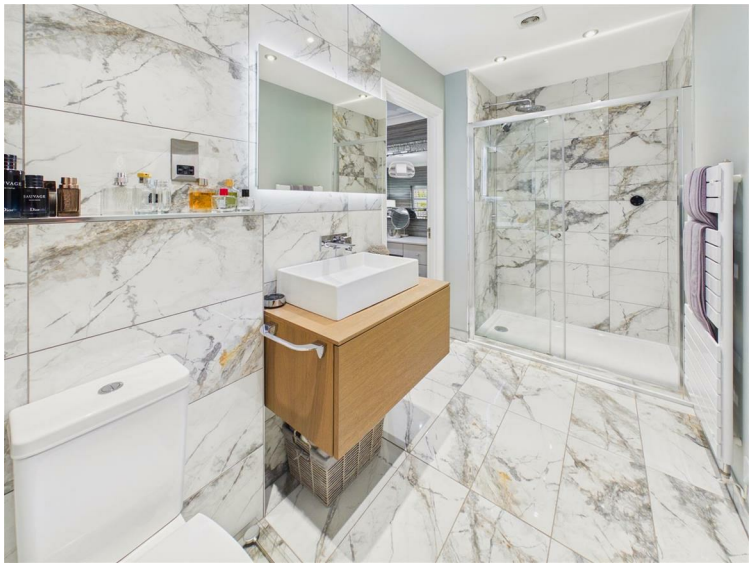
A stunning room with fitted wardrobes and window to the rear elevation.



EN-SUITE

A luxurious en-suite appointed with Ideal Standard Sottini Concept Air sanitaryware, comprising a large walk-in shower enclosure with rainfall shower and spot-heated tiled drying area, a floating vanity unit with wash hand basin and concealed cistern W.C. Complemented by full-height tiling to the walls and floor, an illuminated mirror, heated towel radiator, inset spot lighting and a window to the side elevation.

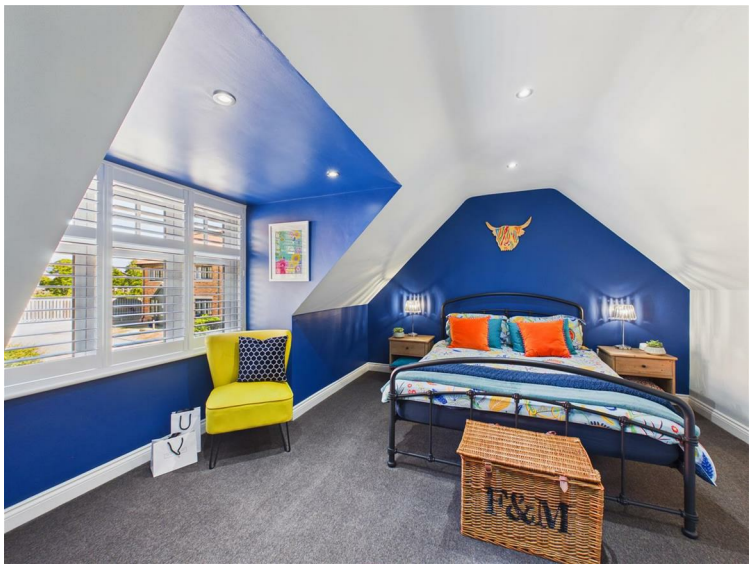




BEDROOM 2

With fitted furniture and window to the front elevation.





BEDROOM 3

Window to the rear elevation.



BEDROOM 4

With built-in wardrobes and window to the side elevation.



BATHROOM

Beautifully appointed with premium Ideal Standard Sottini Concept Air sanitaryware, the family bathroom comprises a panelled bath with handheld shower attachment together with a separate walk-in shower enclosure featuring a rainfall shower and spot-heated tiled drying area. Contemporary fittings include a floating vanity unit with wash hand basin and concealed cistern W.C. Complemented by contemporary tiling to the walls and floor, an illuminated mirror, heated towel radiator, inset spot lighting and a window to the side elevation.





NAEA National Association of

The Property Ombudsman

APPROVED CODE

OnTheMarket.com

Property Photography Academy

OUTSIDE

The property occupies a generous corner position with beautifully landscaped gardens to both the front and rear. The front garden is attractively laid to lawn with manicured hedging and established planting, while a double-width block paved driveway provides ample off-street parking and leads to the detached double garage, complete with an automated door.

The rear garden has been thoughtfully designed to create a series of outdoor living spaces. A large porcelain patio extends directly from the bi-folding doors and is complemented by a contemporary aluminium pergola with adjustable louvred roof, providing an excellent setting for outdoor dining and entertaining. Beyond, an artificial lawn is bordered by raised timber planters filled with an abundance of established shrubs, ornamental grasses and specimen planting, with further seating areas positioned to enjoy the surroundings. A contemporary water feature provides an attractive focal point, while a powder-coated steel side gate with keypad access leads to the front of the property.





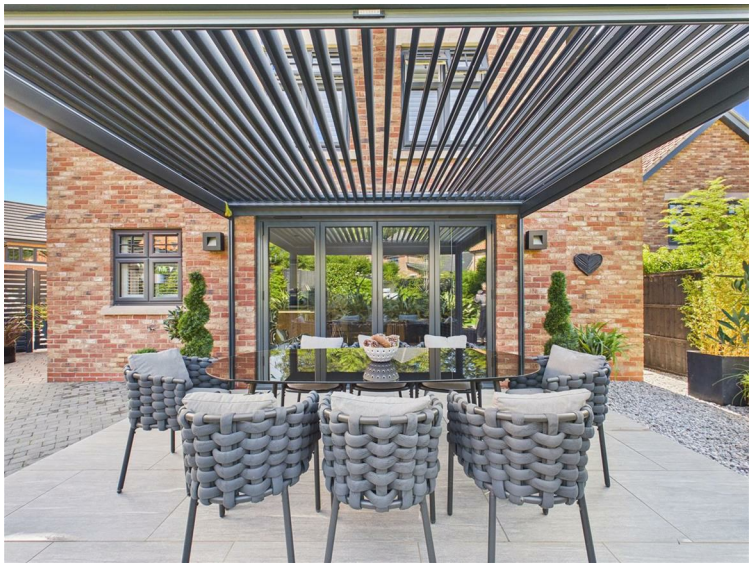
LANDSCAPED SEATING AREAS





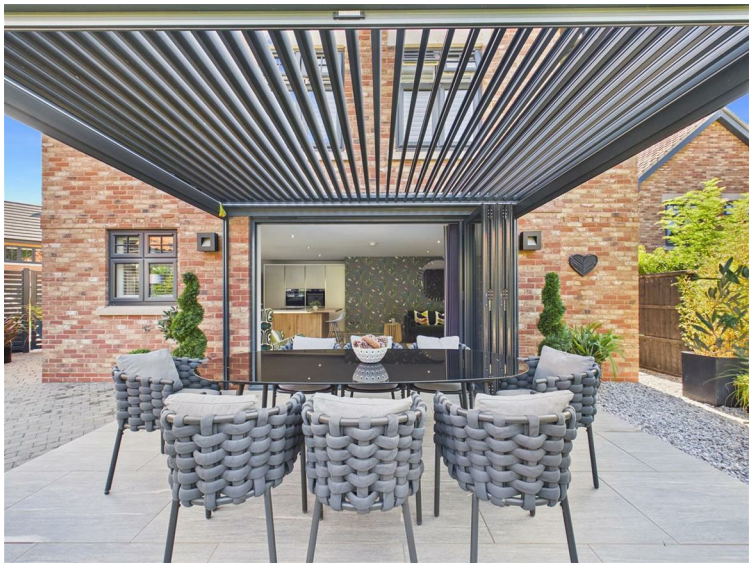
PATIO & PERGOLA





INDOOR-OUTDOOR LIVING





REAR GARDEN & GATED SIDE ACCESS





DRIVEWAY & DOUBLE GARAGE



HEATING

The property has the benefit of gas central heating with underfloor heating to the ground floor.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

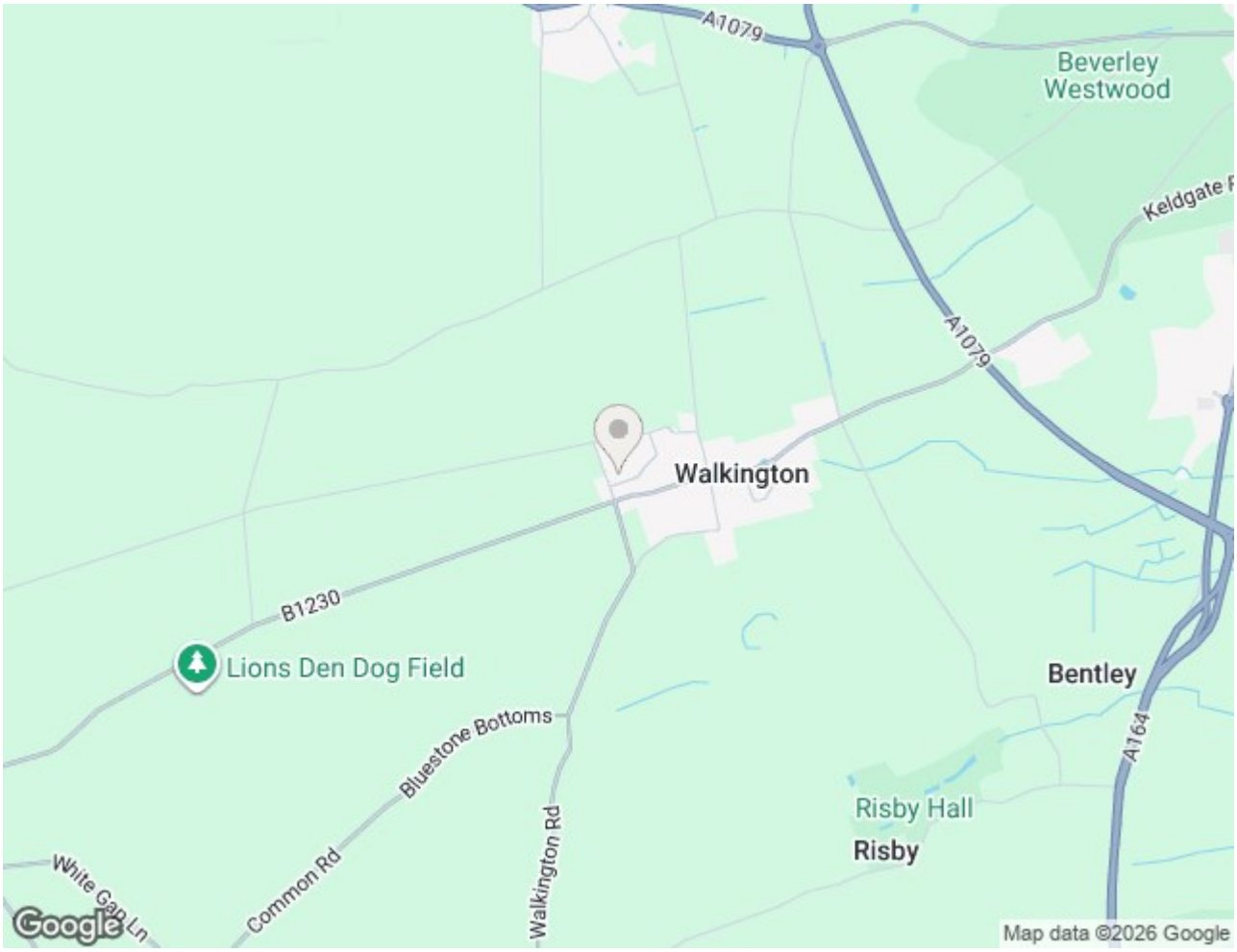
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

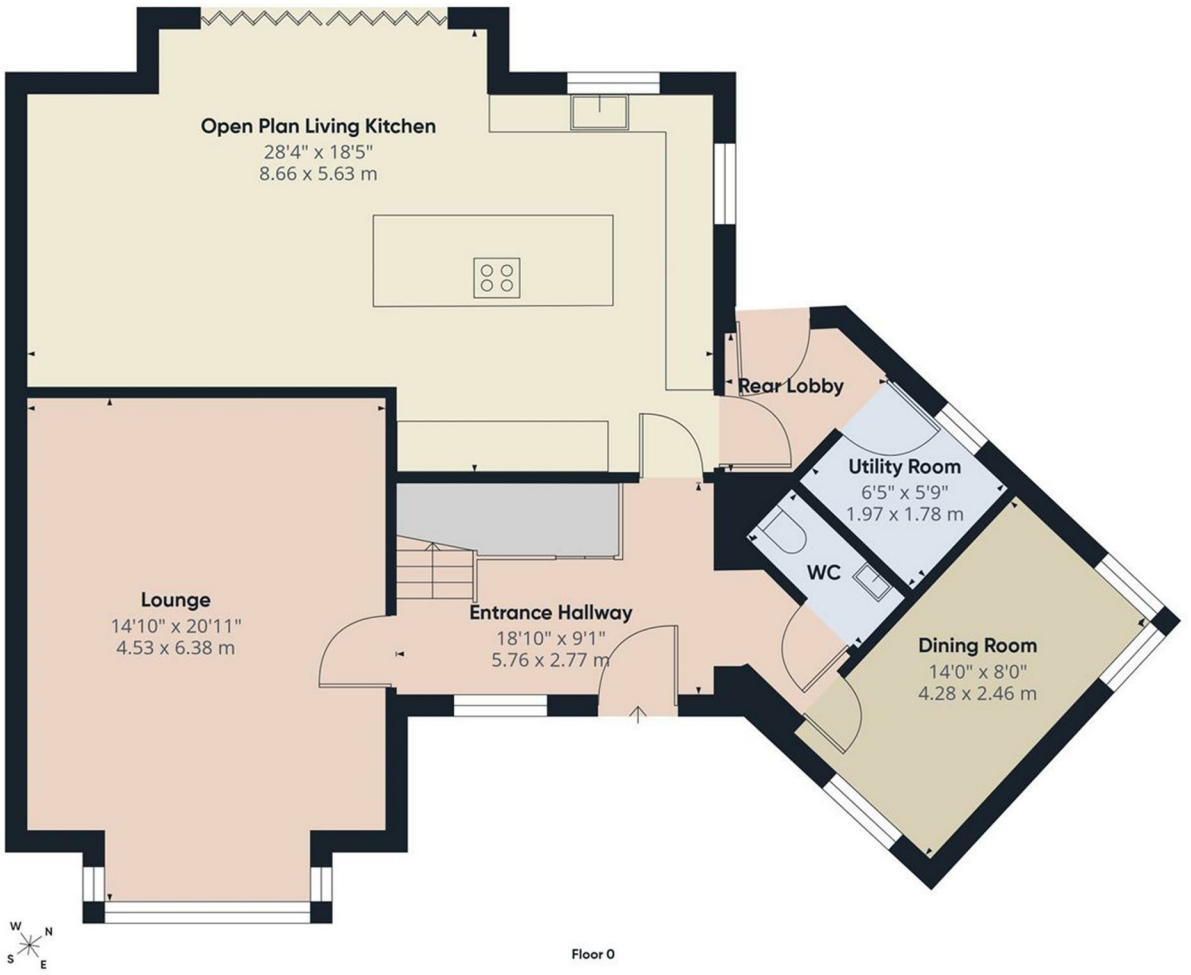
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.


A1079
Beverley
Westwood
Keldgate
A1079
Walkington
B1230
Lions Den Dog Field
Bentley
Bluestone Bottoms
A164
Risby Hall
Risby
Walkington Rd
Common Rd
White Gap Ln
Google
Map data ©2026 Google



Approximate total area(1)

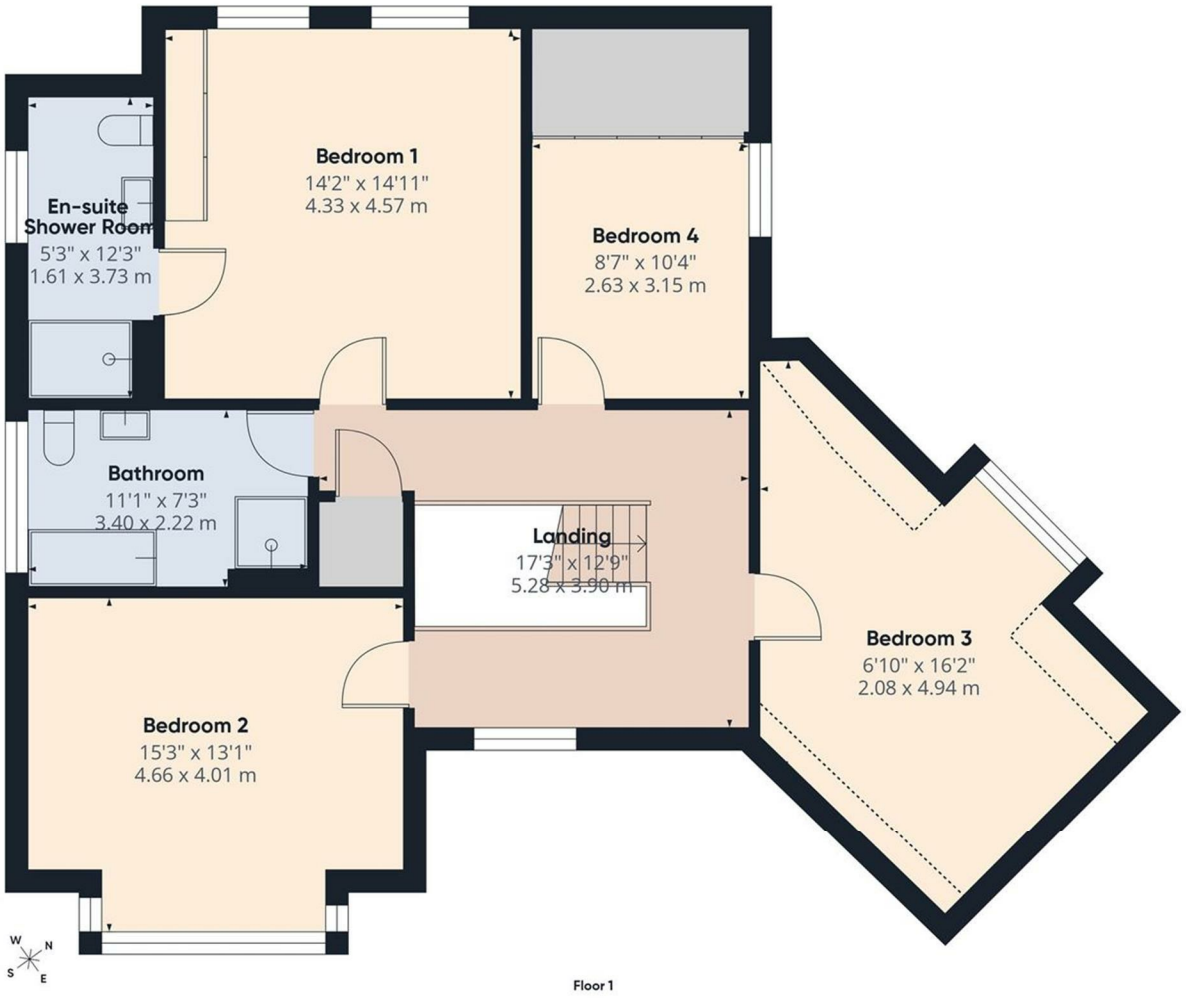
1084 ft²

100.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area(1)
1028 ft²
95.5 m²

Reduced headroom
33 ft²
3.1 m²

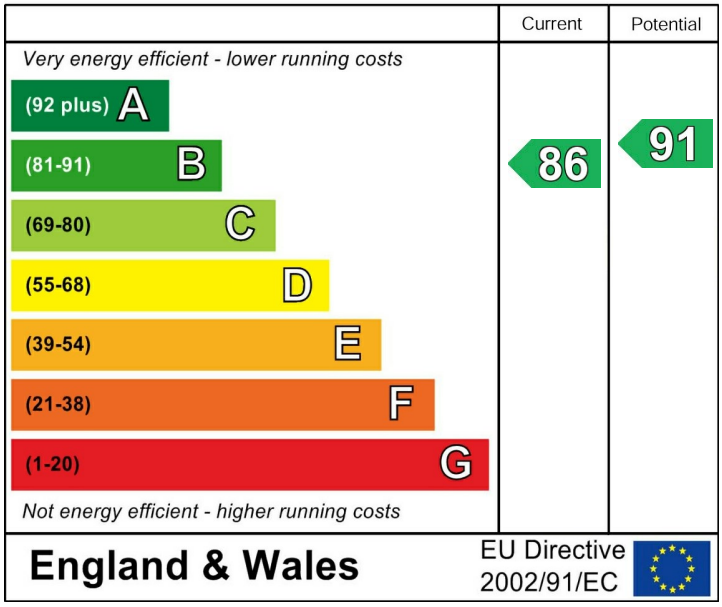
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

