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Limb
MOVING HOME



16 George Lane, Walkington, East Yorkshire, HU17 8XX

- 📍 4 Bed Detached
- 📍 No Forward Chain
- 📍 Fabulous Accommodation
- 📍 Council Tax Band = F
- 📍 Great Location
- 📍 Ideal Family Home
- 📍 South Facing Garden
- 📍 Freehold/EPC = C

£479,950

INTRODUCTION

Attractively situated within a quiet cul-de-sac off Megson Way, close to Beverley Westwood, this four-bedroom detached house is an ideal family home with modern fittings and a stylish touch.

The versatile and very spacious accommodation is depicted on the attached floorplan and briefly comprises a variety of reception rooms, ideal for contemporary family life. The large lounge offers a comfortable and inviting atmosphere, while the additional dining area and garden room provide excellent flexibility for a variety of uses, from formal entertaining to relaxed family living. A dedicated study ensures a quiet environment for those working from home, or instead could act as another 'break-out' room. The heart of the house is the contemporary kitchen, which is both stylish and highly functional, providing a superb space for cooking and gathering, together with the breakfast room.

The first floor provides four well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. There is a south-facing garden to the rear of the property, complete with a patio area ideal for al-fresco dining and relaxation. The property also benefits from a generous driveway providing ample off-street parking, in addition to an integral garage, offering secure storage and additional utility space.

The property is ready to move straight in to, with viewing being highly recommended.

LOCATION

George Lane forms part of a popular development, close to Beverley Westwood. Located to the eastern side of Walkington village, the property benefits from a great position to enjoy the village environment and facilities of Walkington in addition to the wider amenities 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 around 2500, the village boasts a picturesque main road along which can be found the village's three public houses, convenience store, village pond and the Grade II listed All Hallows parish church.

Walkington has its own primary school (Walkington Primary School - www.walkingtonschool.org), and 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 Flemingate retail and leisure complex. In close proximity is the Beverley Westwood, Beverley and East Riding Golf Club, Bishop Burton College and Beverley Racecourse.

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

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With window to front, stairs to first floor and understairs storage cupboard.

KITCHEN

Contemporary kitchen with high-gloss units and a range of integrated appliances including oven, microwave and warming drawer, fridge-freezer and wine cooler. Wood-effect fitted worksurfaces house a one-and-a-half sink & drainer beneath a window to the rear garden. Opposite, there is a four-ring induction hob with extractor canopy above and a tiled splashback. An opening leads through to the breakfast room.



BREAKFAST ROOM

With French doors opening onto the rear patio and fitted cupboard space.



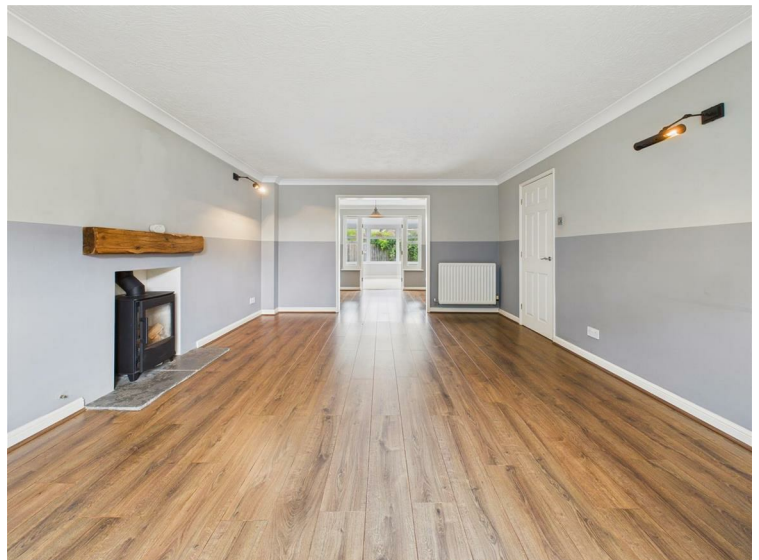
UTILITY ROOM

Comprising a fitted worksurface beneath the window to rear, one-and-a-half sink & drainer, plumbing for a washing machine and doors to the side passage and integral garage.



LOUNGE

Bay window to front with fitted plantation style blinds. A log burner lies at the centre, with a stone hearth and oak mantle. An opening leads through to the dining area.



DINING AREA

With windows and French doors opening on to the conservatory.



GARDEN ROOM

Carpeted space with French doors opening onto the rear patio.



STUDY

Suited to a study or an additional snug, with a window to the front of the property.



W.C.

Comprising low-flush W.C. beneath window to rear, wash-hand basin and tiled flooring and surround.



FIRST FLOOR

LANDING

Central landing with large storage cupboard and window to front elevation with plantation style shutters.

BEDROOM 1

Bay window to the front elevation with fitted plantation style shutters. A double wardrobe lies to the corner.



EN-SUITE SHOWER ROOM

Contemporary, tiled space comprising concealed-flush W.C. beneath window to side elevation, wash-hand basin and walk-in shower area with fitted glass screen and rain head fitting.



BEDROOM 2

Window to rear elevation and storage cupboard to corner.



BEDROOM 3

With window to rear elevation and storage cupboard to corner.



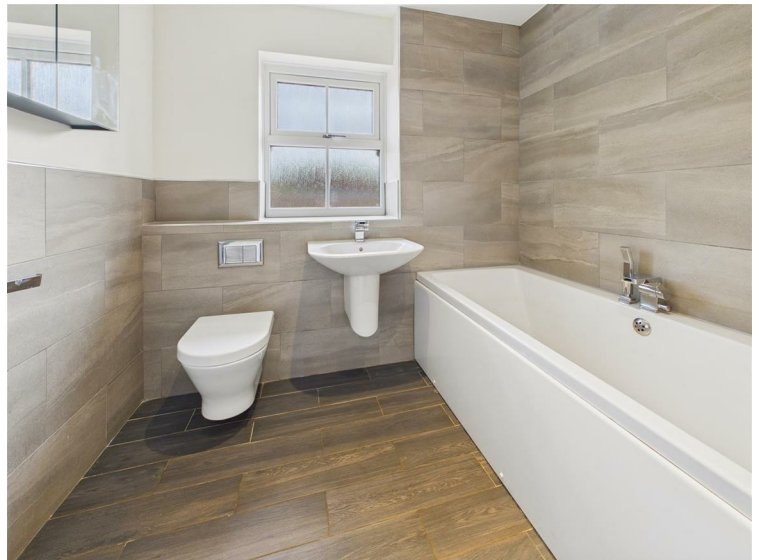
BEDROOM 4

With wardrobe and window to front elevation.



BATHROOM

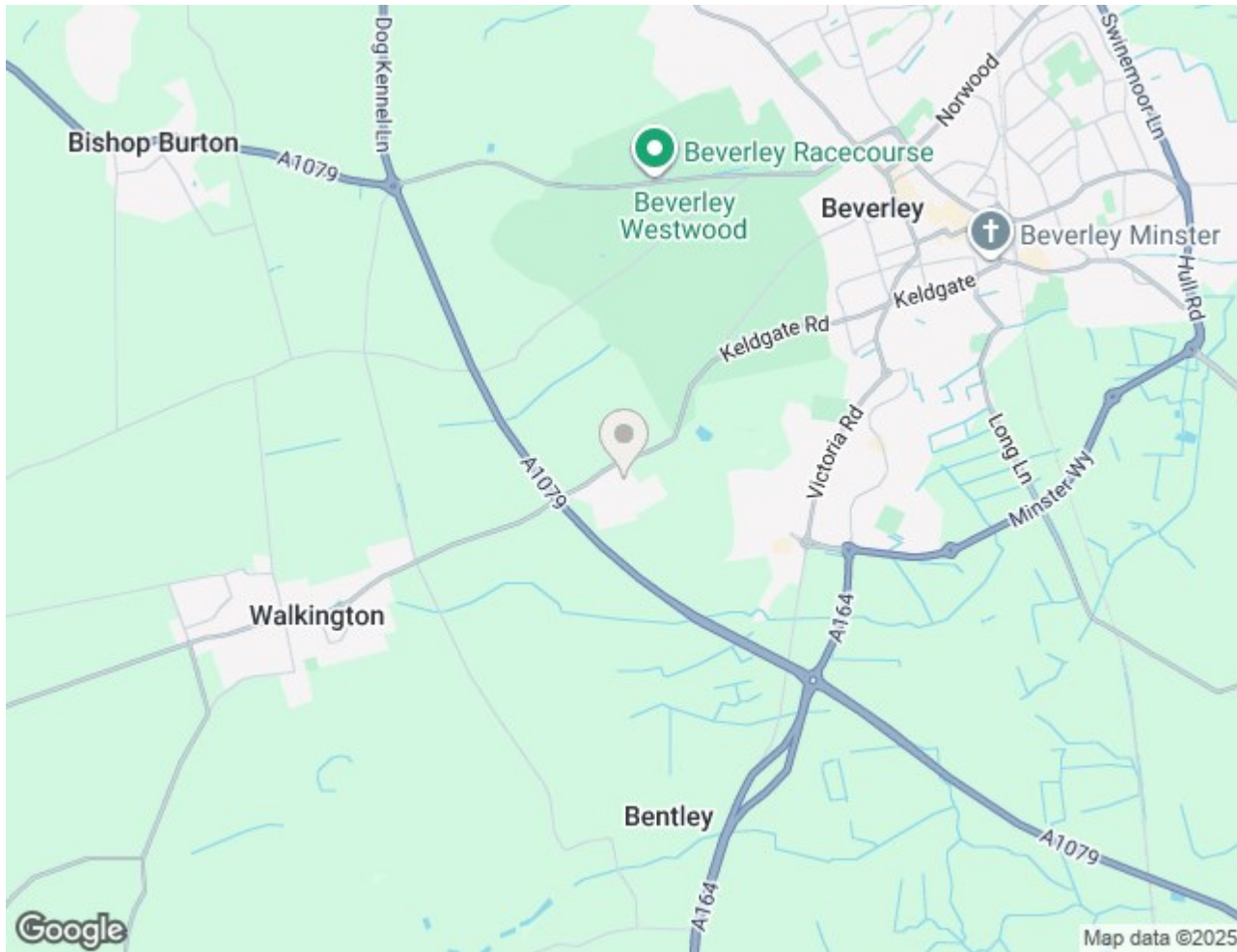
Tiled bathroom comprising window to the rear elevation, concealed flush W.C., wash-hand basin and bath with tiled surround.



OUTSIDE

The rear garden boasts a south-facing aspect, with a paved patio surrounding the conservatory and an adjacent lawned area. To the front of the property, there is another front lawned area and a driveway provides off-street parking for up to two vehicles, plus direct access to the garage which benefits from an electric door.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	