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Limb
MOVING HOME









Vinte Vinte, 3 Thelwall Close, Walkington, East Yorkshire, HU17 8GQ

- Stunning High Spec Kitchen
- Westerly Facing Garden
- 2 En-Suite Shower Rooms
- Council Tax Band = G
- 4 Double Bedrooms
- Solar Panels with Battery Storage
- Double Garage & Ample Parking
- Freehold / EPC = B

£735,000

INTRODUCTION

Occupying a position within an exclusive cul-de-sac of just four prestigious homes in Walkington, this attractive four bedroom detached house was built in 2019 by Scruton THE Home Builders. The property offers spacious, well planned accommodation complemented by a high specification of fixtures and fittings, solar panels with battery storage, a westerly facing rear garden and a detached double garage.

The accommodation is arranged around a welcoming entrance hallway and includes a separate lounge together with a full width open plan living/dining kitchen across the rear of the house. This impressive space incorporates contemporary German-made Hacker kitchen units, Silestone worktops and a range of AEG appliances, with bi-fold doors opening directly onto the rear garden. A separate utility room and ground floor cloaks/W.C. complete the ground floor accommodation.

To the first floor are four well proportioned bedrooms, two of which benefit from en-suite shower rooms, together with a separate family bathroom. The bathrooms feature contemporary Sottini sanitaryware and tiling, whilst additional specification includes zoned underfloor heating to the ground floor and electric underfloor heating to the bathrooms.

Outside, a block paved driveway provides off-street parking and leads to a detached double garage with electrically operated door. The westerly facing rear garden is principally lawned with a patio area and established planting, including shrubs and trees which provide screening.

An appealing modern family home combining generous accommodation, quality fittings and a pleasant cul-de-sac setting.

LOCATION

Thelwall Close is a small cul-de-sac situated off Townend Road, Walkington. Walkington is one of the area's most desirable and prettiest villages, just a 5-minute drive from Beverley via the beautiful open pastures of Beverley Westwood. 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 individual modern homes. Surrounded by countryside and close to the historic market town of Beverley, the village combines an attractive rural setting with a strong sense of community.

A variety of local services and traditional social hubs contribute to village life. Walkington is home to a well-stocked local shop and post office, three popular public houses and two churches. The village hall is an important community venue, hosting a variety of social activities and events, including music performances, locally produced plays and pantomimes. For more extensive retail and leisure facilities, Beverley offers a comprehensive range of independent boutiques, high street shops, restaurants and the Flemingate development.

One of Walkington's particular attractions is its proximity to Beverley Westwood, with its extensive open pastures providing a wonderful setting for walking and outdoor recreation. The Westwood is also home to Beverley Racecourse and Beverley & East Riding Golf Club, both within easy reach of the village. The scenic drive across the Westwood into Beverley is a particularly appealing feature of this location.

The village is served by the well-regarded Walkington Primary School, with secondary education available in Beverley, including Beverley High School and Beverley Grammar School. Independent schooling options are also available within the wider area.

Walkington provides good regional connectivity, being well positioned for access to Beverley and the A164, which links to the Humber Bridge and A63/M62 corridor. Beverley railway station provides services to Hull and other regional destinations, with onward connections to the wider rail network.

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 immediate area, the rolling countryside of the Yorkshire Wolds offers further opportunities for walking, cycling and exploring the attractive villages and landscapes of East Yorkshire.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with tiled floor, staircase to the first floor with oak handrail, storage cupboard and understairs cupboard.





CLOAKS/W.C.

With Sottini suite comprising a vanity unit with wash hand basin, low flush W.C. illuminated mirror, feature tiling and window to the front elevation.



LOUNGE

With inset electric fire and window to the side elevation. Attractive bay window to the front.





OPEN PLAN LIVING KITCHEN

Situated to the rear of the property with bi-folding doors leading out to the rear garden.

This kitchen incorporates contemporary German-made Hacker units, Silestone worktops and a range of AEG appliances including an oven, microwave oven, warming drawer, induction hob with downfilter, fridge/freezer, and two wine chillers. There is an undermounted sink with boiling and filter water tap. There is a central island with breakfast bar.





KITCHEN AREA





LIVING/DINING AREA



UTILITY ROOM

With fitted units, plumbing for a washing machine and space for dryer. Tiled floor, inset spot lights and external access door to side.



FIRST FLOOR

LANDING

With airing cupboard plus further storage cupboard.

BEDROOM 1

With fitted wardrobes and windows to the front elevation.



EN-SUITE SHOWER ROOM

With contemporary Sottini sanitaryware and tiling, this en-suite shower room features a walk in shower, vanity unit with wash hand basin, low flush W.C., illuminated mirror with feature tiled surround. Tiling to walls and floor, inset spot lights and window to the side elevation.





BEDROOM 2

With windows to the rear elevation.



EN-SUITE SHOWER ROOM

With Sottini sanitaryware and tiling, this shower room features a walk in shower, vanity unit with wash hand basin and low flush W.C. Feature tiling, heated towel rail and window to side.



BEDROOM 3

With fitted wardrobes and window to the front elevation.



BEDROOM 4

Window to the rear elevation.



BATHROOM

With four piece suite featuring contemporary Sottini sanitaryware and tiling comprising a bath with wall mounted shower fitting, shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spotlights feature tiled splashback, tiled floor and window to side.





NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

OUTSIDE

The property occupies an attractive cul-de-sac position with a lawned front garden and established planting. A block paved driveway extends along the side of the house, providing ample off-street parking and leading to a detached double garage with an electrically operated door.

The westerly facing rear garden is predominantly lawned with a spacious paved patio adjoining the house, accessed directly from the bi-fold doors of the living kitchen. Established shrubs, ornamental trees and mature hedging provide attractive borders and screening, whilst additional planting adds interest throughout the garden. A paved pathway extends around the garage, with a further lawned area to the rear providing an additional garden space.





REAR VIEW



HEATING

The property has the benefit of underfloor heating to the ground floor with zoned areas and gas central heating to the first floor. The bathroom and en-suite shower rooms have the benefit of electric underfloor heating.

GLAZING

Double glazing - storm grade uPVC performance window frames and double glazed units
Rear bi-fold door system finished in Storm Grey

SOLAR PANELS

The property has the benefit of solar panels with a 10kWh battery storage.

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, such as floor coverings, curtains and light fittings. 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

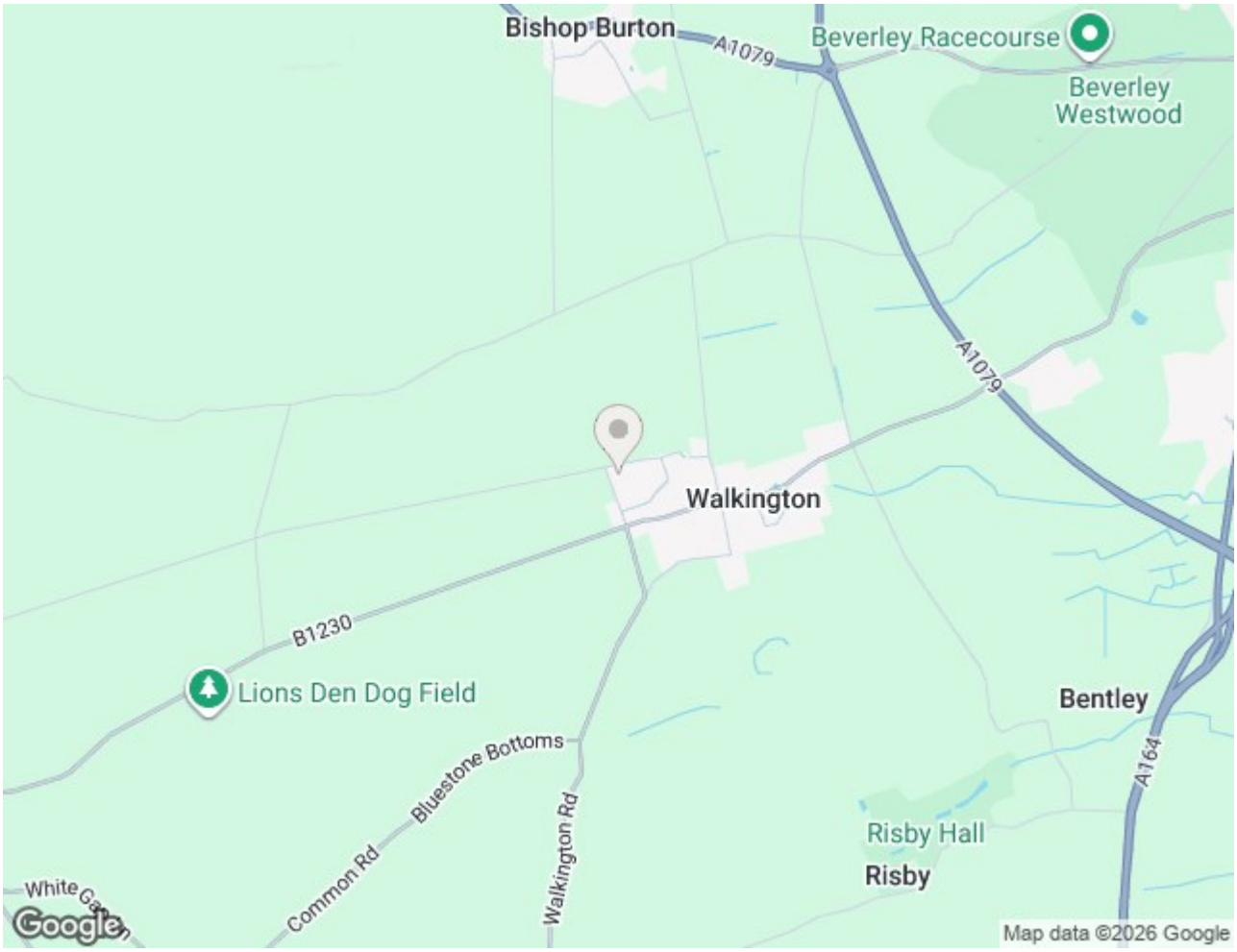
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.


Bishop Burton
A1079
Beverley Racecourse
Beverley Westwood
A1079
Walkington
B1230
Lions Den Dog Field
Bentley
Bluestone Bottoms
Common Rd
Walkington Rd
A164
Risby Hall
Risby
White Gate
Google
Map data ©2026 Google



Approximate total area(1)
1062 ft²
98.6 m²

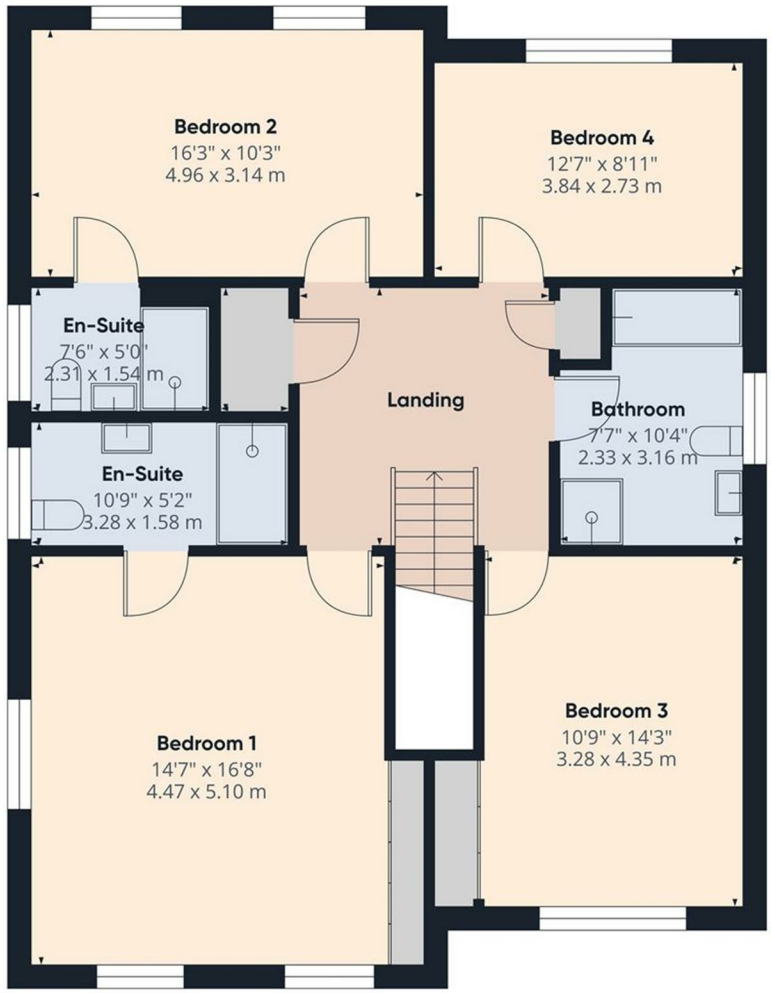
Reduced headroom
5 ft²
0.5 m²

(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.

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Floor 1

Approximate total area(1)

998 ft²

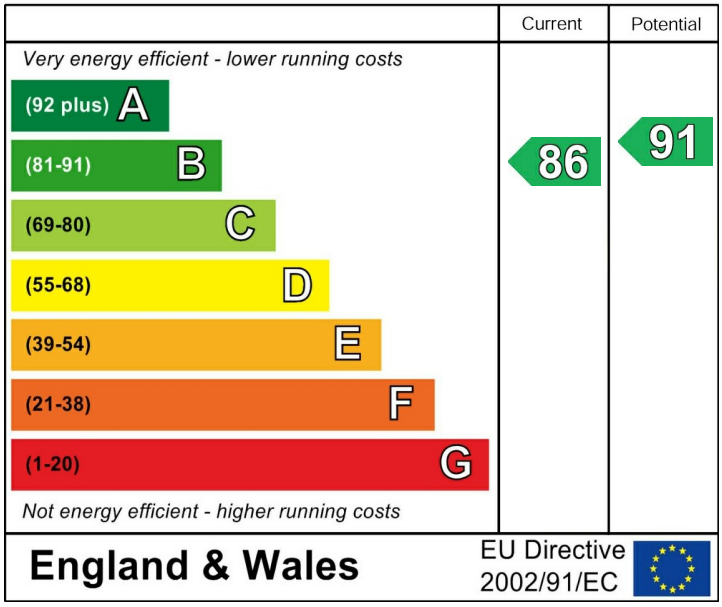
92.8 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

