

# HUNTERS<sup>®</sup>

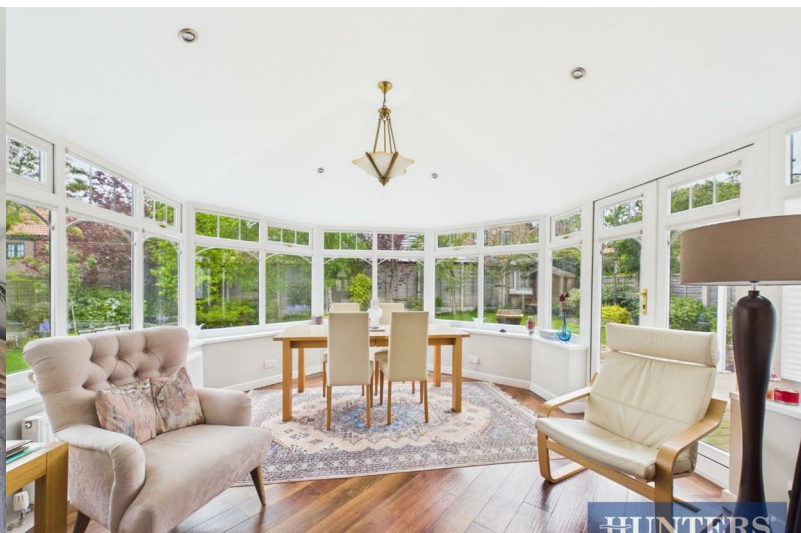
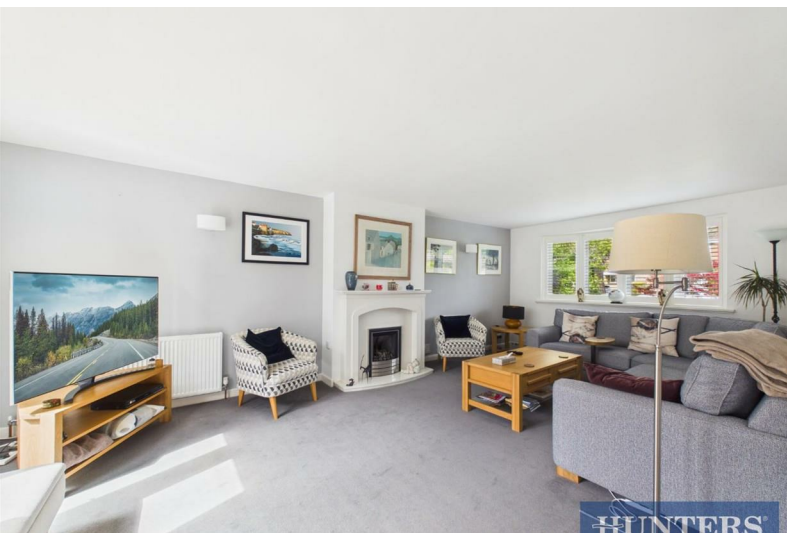
HERE TO GET *you* THERE



## Birch Lea

Walkington, Beverley, HU17 8TH

Offers In The Region Of £525,000



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## Entrance Hall

UPVC front door, karndean flooring, under stairs cupboard, Radiator, power points and stairs to the first floor landing.

## Downstairs WC

UPVC window to the front aspect, karndean flooring, radiator, low flush WC and wash hand basin with pedestal.

## Lounge

UPVC window to the front aspect with window shutters, French doors onto the rear garden, radiator, feature fireplace, power points and TV points.

## Kitchen

UPVC window to the rear aspect, window shutters, karndean flooring, range of wall and base units with granite work surfaces, two built in ovens, electric induction hob, warming draw, integrated dishwasher, sink and drainer unit and integral fridge/freezer, plinth heating and walk in pantry.

## Dining Area

Karndean flooring, power points, French doors onto the garden and radiators.

## Utility Room

UPVC window to the side aspect, double glazed door to the rear aspect, karndean flooring, door to the garage, range of wall and base units with roll top work surfaces, space for washing, space for tumble dryer, extractor fan, power points and radiator.

## Integral Double Garage

Electric roller door, electric vehicle charging point, power and lighting.

## First Floor Landing

UPVC window to the front aspect, airing cupboard, loft access and power points.

## Bedroom One

UPVC windows to the rear aspect, radiator and power points.

## Ensuite

UPVC windows to the front aspect, walk in power shower with electric wall heated towel rail, low flush WC, wash hand basin with vanity unit and tiled walls.

## Bedroom Two

UPVC window to the rear aspect, fitted wardrobes, radiator and power points.

## Bedroom Three

UPVC window to the front aspect, fitted wardrobes, radiator and power point.

## Bedroom Four

UPVC window to the rear aspect, radiator and power points.

## Bathroom

UPVC window to the front aspect, radiator, three piece suite comprising of; panel enclosed bath with mixer taps and electric shower attachment, low flush WC, wash hand basin with vanity unit, tiled walls and shaver point.

## Driveway

Block paved driveway for multiple cars.

## Rear Garden

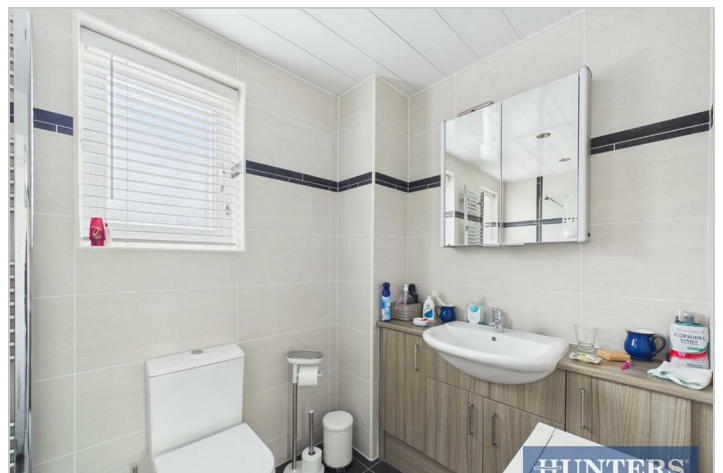
Mainly laid to lawn with plant and shrub borders, electric awning, decking, patio area, outside tap, outside lights and side entrance.

Nestled in the charming village of Walkington, Birch Lea presents an exceptional opportunity for those seeking a spacious family home. This delightful house boasts four generously sized bedrooms, making it ideal for families or those who desire extra space for guests or a home office. The property features a well-appointed reception room and a spacious kitchen / dining area, providing ample room for relaxation and entertaining.

The house is in excellent decorative order, allowing you to move in with ease and enjoy the comfortable living spaces right away.

Parking will never be an issue here, as the property offers space for up to three vehicles, a rare find in such a picturesque setting. The beautiful village location not only provides a peaceful atmosphere but also places you in close proximity to the vibrant market town of Beverley, known for its rich history and lively community.

Families will appreciate the excellent local schools, both primary and secondary, which are within easy reach, making this home a perfect choice for those with children. Birch Lea is more than just a house; it is a wonderful family home in a desirable location, ready to welcome its new owners.



## Road Map



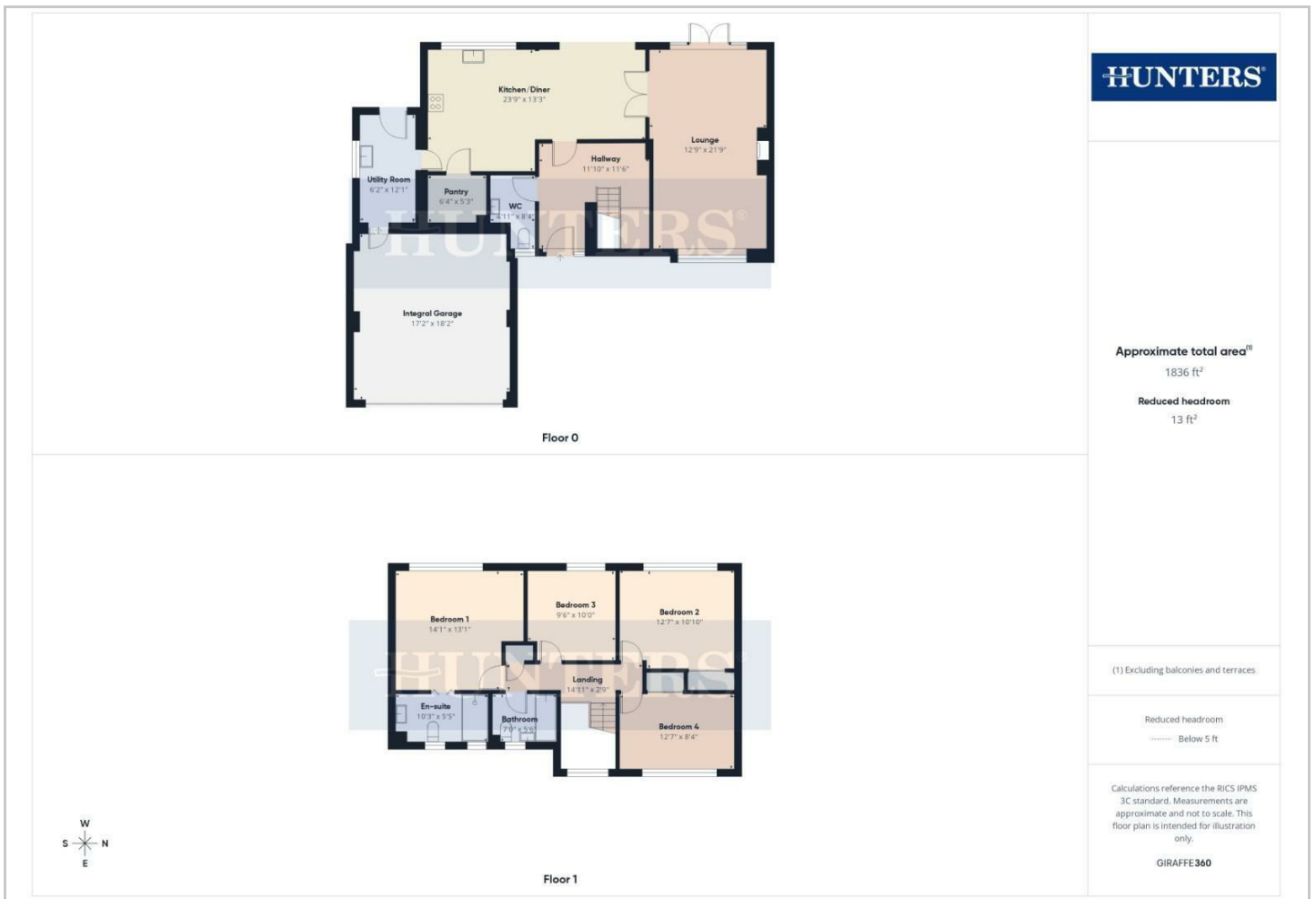
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.