



## New Walk, Beverley

**\*\*A TRULY REMARKABLE RESIDENCE IN ONE OF BEVERLEY'S MOST DESIRABLE LOCATION'S! \*\***

New Walk is arguably one of the town's most sought after postcodes, a place where you can wander to everything, straight from your front door. Whether that be a tranquil walk along the Westwood pastures or the hustle and bustle of the town centre itself, from this location you really can enjoy town and country living at its finest. From the moment you step into the warm and welcoming entrance hall, you can't help but pause for a moment. 5 New walk is a home packed with the character and charm you would expect from a property of this age yet offers that sense of a wonderful home for all the family to cherish for years to come. It's large reception rooms, floods with natural light, with flexible accommodation which spreads over four floors, you will soon discover, that this is the home that just keeps on giving. The property itself comprises to the ground floor entrance hall, cellar, downstairs WC, living room, sitting room, kitchen, dining room, utility. To the first and second floors there are five spacious bedrooms, two bathrooms, shower room, separate WC and to the third floor there is an open Plan office/arts and crafts room. The property also benefits from having private parking for multiple vehicles. Externally will not disappoint either, with fabulous south facing gardens to the rear, ample off-road parking and double garage, you will be forgiven for forgetting you are in the heart of Beverley.

**Guide Price £1,200,000**



# New Walk, Beverley

## DESCRIPTION

### Ground floor

#### Entrance Porch

Wooden door to the side aspect, dado rail, tiled flooring and radiator.

#### Entrance Hallway

Ornate cornice, dado rails, Lincrusta wallpaper, power points and access to the cellar.

#### Cellar

Power and lighting.

#### Ground Floor WC

Window to the rear aspect, low flush WC and wash hand basin with pedestal.

#### Sitting Room

Wooden sash bay window to the front aspect, cast iron box radiators, cornice, ceiling rose, picture rails, period open fireplace, TV and power points.

#### Living Room

Wooden sash bay window to the side aspect, cast iron radiators, cornice, ceiling rose, picture rails, TV and power points.

#### Dining Room

UPVC sliding door onto the rear garden, Karndean flooring, radiator, built in cupboard, cornice, TV and power points.

#### Kitchen

UPVC window to the side and rear aspects, tiled flooring, range of wall and base units with granite work tops, splash back, Island with granite work top, integrated microwave, integrated dish washer, sink and drainer unit, wine cooler, Aga range, separate induction hob, extractor hood and power points.

#### Utility

UPVC windows to the side aspect, wooden door to both side aspects, range of wall and base units with roll top work surfaces, splash back, space for fridge/ freezer, space for washing machine, sink and drainer unit and power points.

### First Floor

#### Bedroom Three

Wooden sash bay window to the front aspect, wooden window to the side aspect, fitted wardrobes, cast iron radiator and power points.

#### Bedroom Four

Wooden bay window to the side aspect, cornice, column radiator and power points.

#### Bedroom Five

Bay window to the rear aspect with views of the rear garden, cornice, picture rails, cast iron radiator and power point.

#### First Floor Shower Room

Wooden sash window to the side aspect, tiled flooring, cornice, double walk-in rainfall shower, low flush WC, wash hand basin with pedestal, heated towel rail, tiled walls and extractor fan.

#### First floor bathroom

Window to the side aspect, heated towel rail, tiled flooring, cast iron bath with mixer taps, low flush WC and wash hand basin with pedestal.

### Second Floor

#### Bedroom One

Wooden sash windows to the front aspect, steam shower cabin, cornice, ceiling rose, cast iron radiator, fitted wardrobes and power point.

#### Bedroom Two

Wooden sash window to the side aspects, cast iron radiator, cornice, ceiling rose and power points.

#### Second floor bathroom

Window to the side aspect, heated towel rail, tiled flooring, cast iron bath with mixer taps, low flush WC, bidet and wash hand basin with pedestal.

#### Second Floor WC

Window to the rear aspect and low flush WC.

### Third Floor

#### Open Plan office/arts and crafts room

Window to the front and side aspects, eave storage, wash hand basin with vanity unit and power points.

#### Garden

Private south facing garden mainly laid to lawn with plant and shrub borders, green house, patio area, outside power points, outside tap and lights.

#### Double Garage

Up and over garage door with power and lighting.



# New Walk, Beverley, HU17

Approximate Area = 4264 sq ft / 396 sq m (includes garage)  
 Limited Use Area(s) = 77 sq ft / 7 sq m  
 Total = 4341 sq ft / 403 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 910208

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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