



**Westfield Garth, Walkington, East Riding Of Yorkshire, HU17 8TJ**

**Offers In The Region Of  
£575,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



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## Offers In The Region Of

**£575,000**

**\*\*CHAIN FREE, READY TO UNPACK & ENJOY\*\***

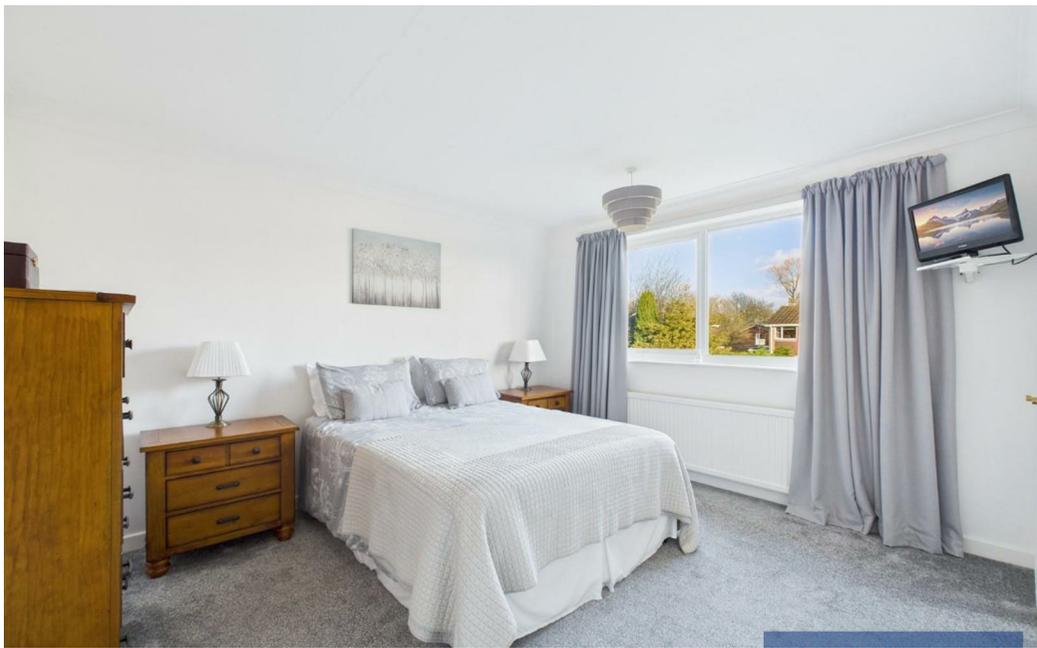
This tremendously spacious four-bedroom detached home offers an exquisite blend of 21st-century living with idyllic surroundings boasting a much larger original footprint than those of the same design, with a uniquely palatial layout. The property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. With two bathrooms, it ensures convenience for families or guests alike.

The house has been thoughtfully modernised throughout, presenting a fresh and contemporary feel that is sure to appeal to discerning buyers. The large garden is a delightful feature, offering a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the tranquil village atmosphere.

Parking is a breeze with space for two vehicles, complemented by a double garage that adds further convenience and storage options. The location is particularly advantageous, with excellent transport links to the vibrant town of Beverley, making it easy to enjoy the local amenities, shops, and schools.

This property is a wonderful opportunity for those seeking a family home in a picturesque setting, combining comfort, style, and practicality. Don't miss the chance to make this delightful house your new home.





#### Entrance Porch

3'5 x 5'0

A front entrance porch leads you to a composite front entrance door, with laminated laid wood style flooring.

#### Entrance Hall

7'6 x 11'10

Composite front entrance door, under stairs cupboard, radiator, power points, with stairs ascending to the first floor landing.

#### Downstairs Cloakroom

Double-glazed window to the front aspect, wooden flooring, low flush W/C, wash hand basin with pedestal, radiator.

#### Breakfast Room

9'10 x 6'8

Window to the rear aspect, coving and dado rail, door to the garage, radiator, TV point and power points.

#### Living Room

21'10 x 14'4

UPVC double-glazed window to the front aspect, with sliding doors to the conservatory at the rear aspect, coving, electric feature fireplace, radiators, TV point, and power points.



#### Dining Room

10'0 x 11'11

UPVC double-glazed window to the rear aspect, coving, radiator, and power points.

#### Kitchen

13'1 x 11'6

UPVC double-glazed windows to the rear aspect, tile effect laminated laid wooden style flooring, range of wall and base units with work surfaces, tiled splash back, sink and drainer unit, range cooker with electric oven and gas hob, pantry cupboard, radiator, and power points.

#### Side Lobby

5'0 x 6'11

Composite door to the garden at the side aspect, worktop with wall and base units.

#### Utility Room

4'11 x 6'3

Tile effect laminated laid wooden style flooring, range of wall and base units with roll top work surfaces, space for a washing machine, space for a tumble dryer, radiator, and power points.



#### Sunroom

14'8 x 11'4

UPVC double-glazed windows to the rear aspect, UPVC double-glazed french doors opening out on to the garden, laminated laid wooden style flooring, power points.

#### First Floor Landing

2'11 x 16'10

UPVC double-glazed window to the front aspect, coving, airing cupboard, loft access and power points.

#### Bedroom 1

13'1 x 11'4

UPVC double-glazed window to the rear aspect, fitted wardrobes, radiator, TV point, and power points.

#### En-Suite Bathroom

5'6 x 9'7

UPVC double-glazed windows to the front aspect, part tiled walls, three piece bathroom suite comprising; low flush W/C, wash hand basin with pedestal, panel enclosed bath with mixer taps, and heated towel rail.



#### Bedroom 2

10'10 x 10'10

UPVC double-glazed windows to the rear aspect, laminated laid wooden style flooring, fitted wardrobes, radiator, TV point, and power points.

#### Bedroom 3

9'9 x 11'11

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

#### Bedroom 4

8'5 x 11'11

UPVC double-glazed window to the front aspect, fitted wardrobes, radiator and power points.

#### Bathroom

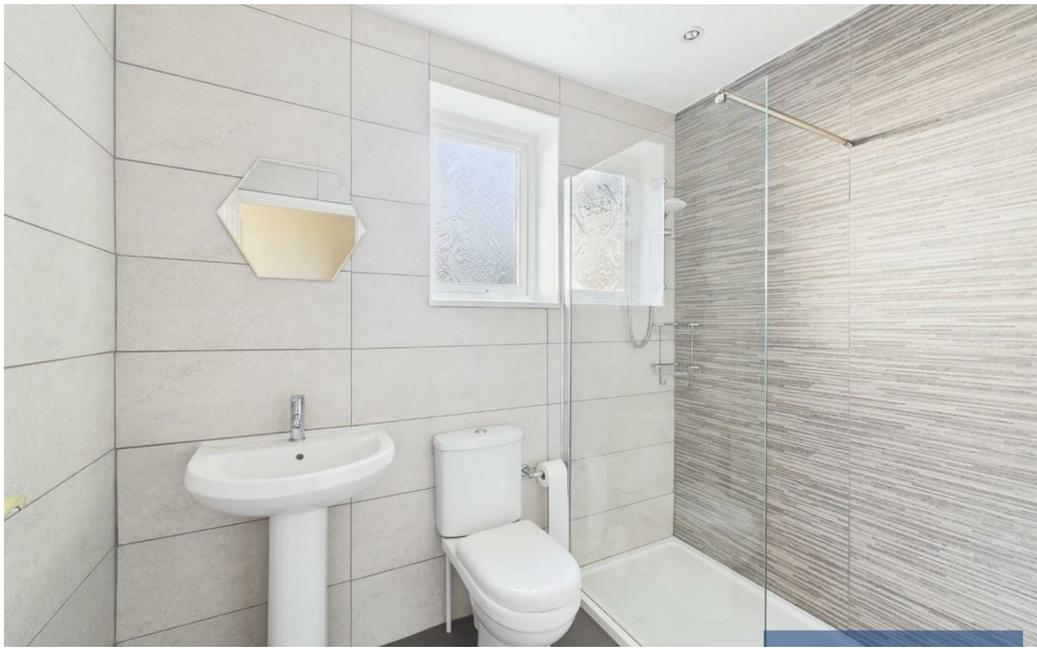
5'6 x 7'10

UPVC double-glazed window to the front aspect, tiled walls, 3 piece bath room suite comprising; low flush W/C, wash hand basin with pedestal, walk in shower with electric shower, and heated towel rail.

#### Garage

18'3 x 16'0

Double electric up and over garage door, boiler, power and lighting.

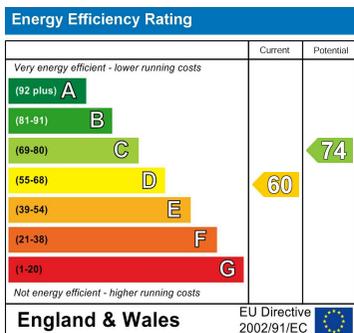


### Garden

The garden is accessed by a side entrance and is mainly laid to lawn with plant and shrub borders, it has a patio area, outdoor tap and a garden shed.

### Parking

Off road parking for two vehicles.



### DISCLAIMER

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.

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
2103 ft<sup>2</sup>  
Reduced headroom  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)





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