

# HUNTERS®

HERE TO GET *you* THERE



## Huzzard Close

Walkington, Beverley, HU17 8YG

Asking Price £239,950



Council Tax: C



# 8 Huzzard Close

Walkington, Beverley, HU17 8YG

Asking Price £239,950



## Entrance Hall

UPVC front entrance door, stairs ascending to the first floor landing, fuse box, radiator and power points.

## Lounge/Dining room

UPVC double-glazed bay window to the front aspect, UPVC double-glazed window to the rear aspect, coving, laminate laid wood style flooring, feature fireplace, radiator and power points.

## Kitchen

UPVC double-glazed window to the rear aspect, Velux window to the rear, French doors opening to the garden, door leading to garage, laminate laid wood style flooring, a range of wall and base units with wooden work surfaces, splash backs, sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, extractor hood, radiator and power points.

## First Floor Landing

Airing cupboard, loft access and power points.

## Bedroom One

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

## En-Suite

UPVC double-glazed window to the side aspect, low flush WC, wash hand basin with vanity unit, shower cubicle with power shower, part tiled walls and radiator.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

UPVC double-glazed window to the front aspect, tiled walls, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit and extractor fan.

## Garden

Mainly laid to lawn with plant and shrub borders, patio area, garden shed and outside tap.

## Garage

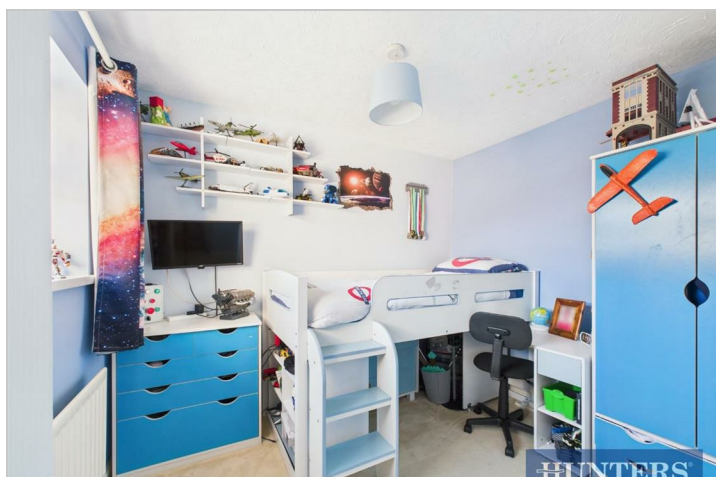
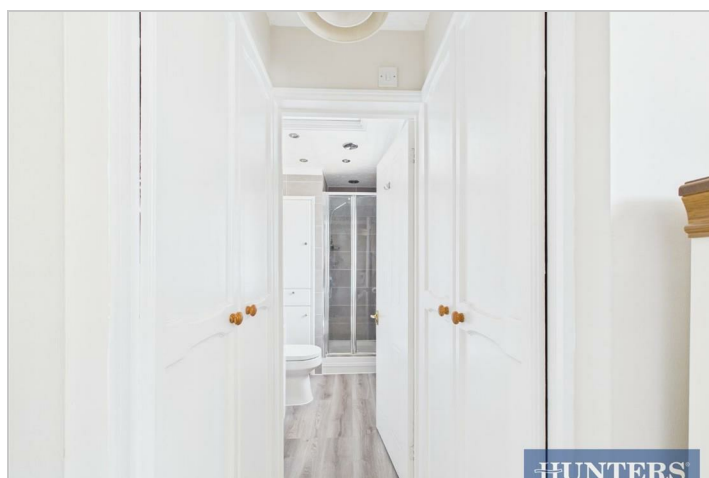
Mainly used as storage, with up and over door, boiler, plumbed for washing machine, vented for dryer, power and lighting.

A beautifully extended home tucked away in a peaceful cul-de-sac within the highly sought-after Broadgates development in Walkington. Whether you're searching for your first step on the property ladder or looking to downsize without compromise, this home offers the perfect blend of space, style, and location.

Siding onto open fields, it enjoys a lovely open aspect to the end of the cul-de-sac, combining the charm of village life with the convenience of Beverley just a short drive or a leisurely stroll away. It's ideally placed for access to popular local schools and offers the best of both worlds – the calm of the countryside with easy access to town amenities.

Thoughtfully extended, the property now offers a well-balanced layout with light-filled living and sleeping spaces. Inside, you'll find a welcoming entrance, an open-plan living and dining area, a stylish breakfast kitchen with French doors opening onto the garden, and three bedrooms. The master benefits from its own dressing area and en-suite, while a modern house bathroom completes the interior.

Outside, the private rear garden is a perfect haven for children to play or for relaxing in peace. Part of the original garage has been incorporated into the kitchen extension, creating additional storage and a practical utility space. To the front, there's ample off-road parking for three vehicles.



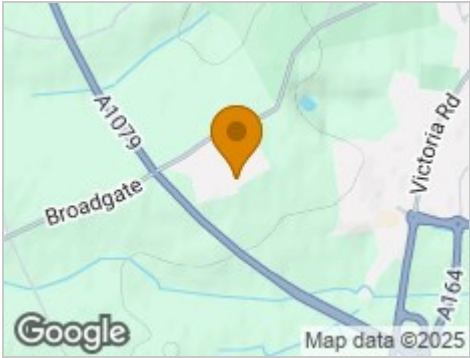
Road Map



Hybrid Map



Terrain Map



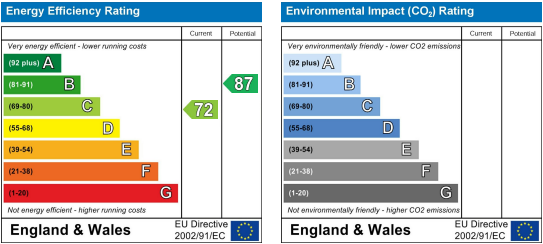
Floor Plan



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.