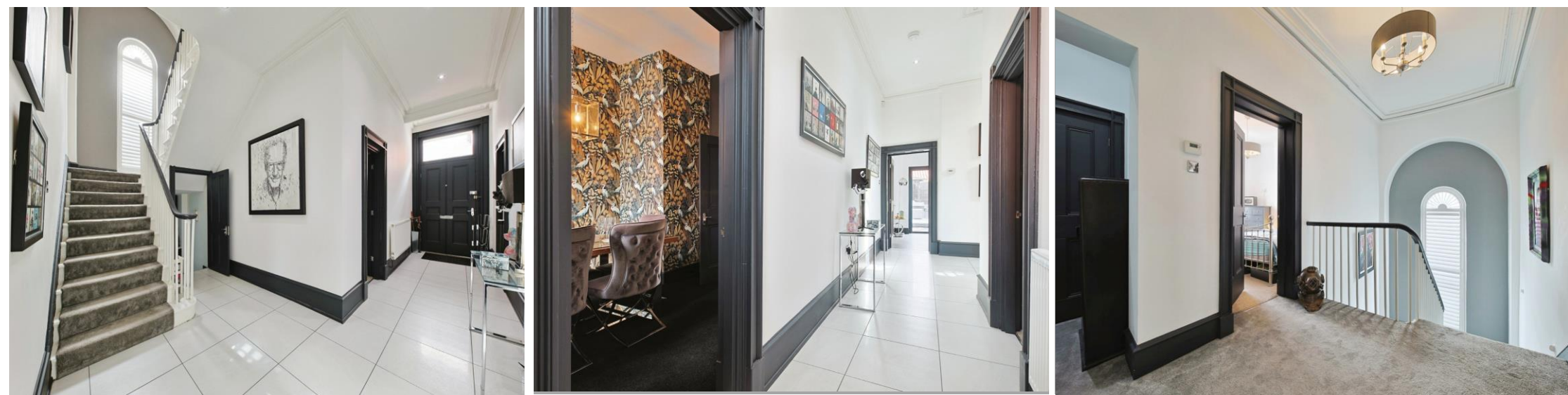




115 Walkergate, Beverley, East Riding of Yorkshire, HU17 9BP

CHARMING PERIOD HOME WITH MODERN COMFORTS IN THE HEART OF BEVERLEY



Situated in the lively town of Beverley, this exquisite four-bedroom period home perfectly combines timeless elegance with modern conveniences

Highlights include a spacious entrance hall, a large lounge with a classic fireplace, and an open-plan kitchen and dining area featuring bi-fold doors and a breakfast island.

The property also offers a low-maintenance rear garden with an optional hot tub and the rare benefit of two rented parking spaces, a mere 90 seconds walk away. The first floor boasts four double bedrooms, including an en suite to the principal suite, and a family bathroom.

Agent's Perspective

Welcome to WALKERGATE, your gateway to living in the heart of historic Beverley. This home exudes CLASS and QUALITY, showcasing period charm with a MODERN twist. The current owners have impeccable taste, and this is evident throughout the residence.

From the spacious entrance hall to the striking landing with a FEATURE WINDOW, every aspect of the home has been meticulously crafted.

The open-plan living and dining kitchen is fully equipped with all the MOD CONS, including a BREAKFAST ISLAND.





Parking is a premium in Beverley, and with two rented parking spaces only 90 seconds walk away, this home offers an invaluable convenience.

This property offers an exceptional opportunity to experience a blend of traditional elegance and modern living in one of the country's most desirable towns.

Client's Perspective

Our time in this home has been truly wonderful, providing us with a prime location and ample space for our family.

We've enjoyed countless gatherings in the rear garden, often relaxing in the HOT TUB. The open-plan kitchen and living area have been ideal for entertaining, while the formal dining room has hosted many memorable celebrations, like Christmas. The principal suite with its own EN SUITE has been a luxurious retreat, and the family bathroom has served us well.

Although we're excited about our next chapter in the West Hull villages, we'll always cherish our memories here.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

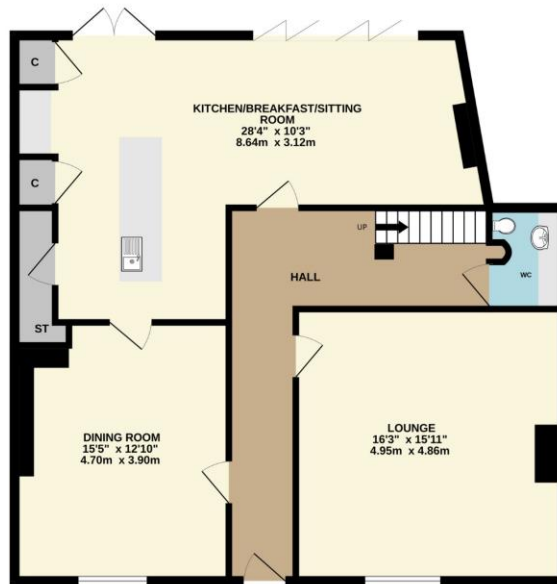
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

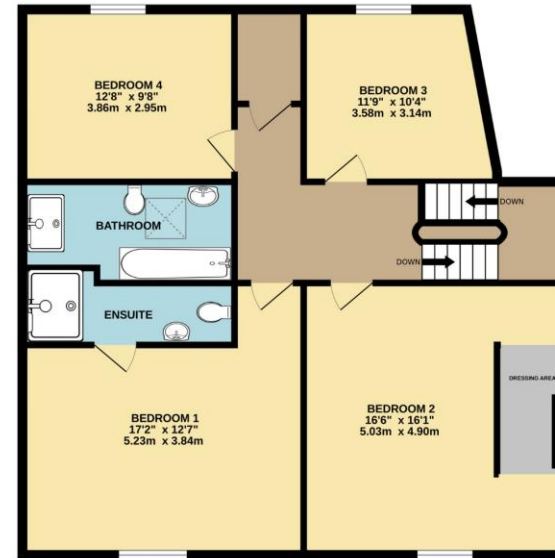
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



WALKERGATE, BEVERLEY, EAST RIDING OF YORKSHIRE, HU17 9BP

TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

