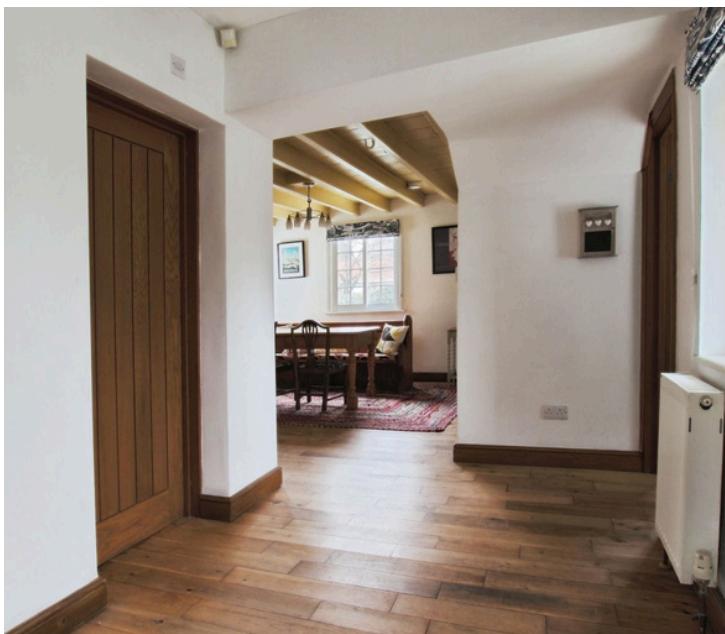




25 West End, Walkington, Beverley, East Riding of Yorkshire, HU17 8SX

**FINE & COUNTRY**

# YOUR DREAM HOME AWAITS!



WELCOME TO 25 WEST END  
A Fabulous Five Bedroom, Three Reception Room Home  
Located In The Charming Village Of Walkington.

This inviting property encompasses a **LARGE OPEN PLAN LIVING DINING KITCHEN**, complete with a **BEAUTIFUL FITTED KITCHEN**, dining areas, and a cosy seating space featuring a **LOG BURNING STOVE** and a convenient ground floor w.c. ensures practicality.

The first floor offers **FIVE BEDROOMS**, including a **MASTER BEDROOM** with an **EN-SUITE** plus a luxurious **HOUSE BATHROOM**.

There's the added bonus of a **GARAGE** and a delightful **REAR GARDEN**, perfect for outdoor dining and barbecues.

#### From the Agent's Perspective

At 25 West End, you will find a wonderful blend of charm and modern living in a period property located right in the heart of Walkington.

This home is perfect for families seeking **SPACE** and **COMFORT**, with its **THREE RECEPTION ROOMS** giving ample areas for relaxation and entertaining.





The surrounding area is packed with local amenities, including shops, pubs, and beautiful rural walks. The thriving community spirit makes it a truly delightful place to live. You won't want to miss your chance to view this exceptional property!

**From the Client's Perspective**  
Living at 25 West End will feel like a perfect blend of village life and modern conveniences.

The generous open plan kitchen and dining space is ideal for family gatherings, and you can already picture cozy evenings by the log burning stove.

The bedrooms are spacious and inviting, especially the master suite with its en-suite.



With everything from stunning local shops to lovely pubs nearby, you can enjoy the best of community life without going too far! Plus, having a garden for summer barbecues and a garage for storage makes day-to-day living so much easier.

Beautiful Beverley is right on your doorstep with high end retail outlets and lots of lovely restaurants to experience, not forgetting the stunning Minster.

Come and discover your new home at 25 West End, where living beautifully comes naturally!

#### 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.

## Mortgages

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

## Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Beercocks in this region than any other agent. Book your free valuation now!

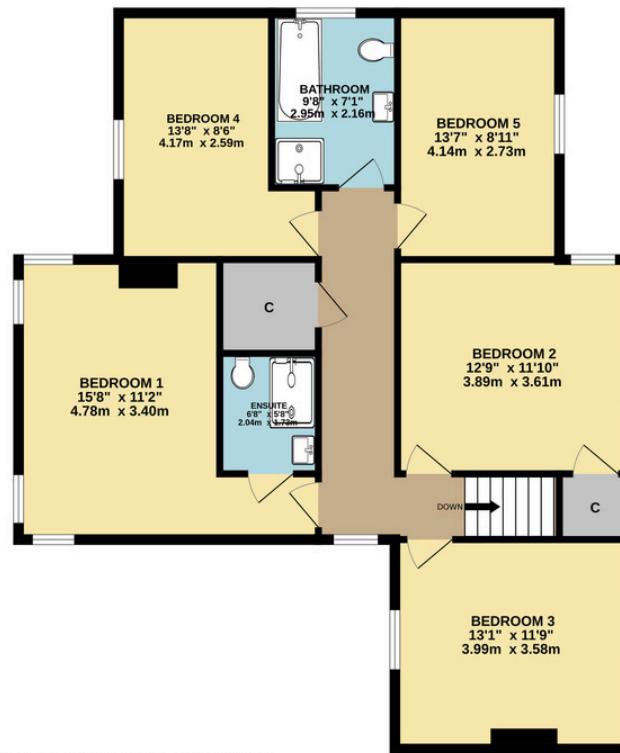
**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR  
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



WEST END, WALKINGTON, BEVERLEY, HU17 8SX

TOTAL FLOOR AREA : 2084 sq.ft. (193.6 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 to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

