

2 Bedroom Semi Detached House

Paddock View, Walkington, Beverley, HU17 8ZH

£875 per month



- A SUPERN NEW BUILD PROPERTY • EXCLUSIVE RESIDENTIAL DEVELOPMENT • HIGHLY IMPRESSIVE INTERNAL ACCOMMODATION • KITCHEN WITH INTEGRATED APPLIANCES • STYLISH BATHROOM WITH SHOWER OVER • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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To arrange a viewing, please email agent. Viewings cannot be arranged via telephone.

A superb new build property, perfectly located within an exclusive residential development in the highly popular village setting of Walkington. The highly impressive internal accommodation briefly comprises of an Entrance vestibule which leads through to the lounge, extending through from the lounge is an attractive fitted kitchen to include integrated appliances and coordinating fixtures and fittings. French doors provide lovely views and access to the rear patio and gardens. Also conveniently placed just off the main kitchen area is a cloaks/WC with a white two piece suite and contrasting surrounds. To the first floor there are two double bedrooms both with fitted wardrobe and a bathroom with a stylish 3 piece suite, shower and modern contrasting surround. Outside to the rear, the garden is mainly laid to lawn with a patio/seating area inset. The front of the property has been laid with block paving for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.

Location

The property is perfectly located just on the outskirts of the historic market town of Beverley. The area is well served with a wealth of amenities to include regular public transport links to the neighbouring villages. For those who enjoy socialising with friends and family there are many well known family restaurants and public houses to choose from.

Property Description

Ground Floor

Entrance Door - Double glazed front entrance door leads through to an entrance vestibule with a staircase off to the first floor, radiator and high gloss marble effect flooring.

The Lounge - 11' 11" x 9' 10" (3.65m x 3.01m) To Extremes x To Extremes

Extending through from the entrance vestibule is the lounge. Multi-pane double glazed window with aspect over the front garden area and radiator.

Dining Kitchen - 12' 11" x 10' 11" (3.96m x 3.35m) To Extremes x To Extremes plus door access

Extending through from the lounge is the dining kitchen. Double glazed window with aspect over the rear garden area and double glazed French doors providing views and access to the rear patio and gardens beyond. There is a range of matching base, drawer and wall mounted units with chrome effect handle detail. Coordinating laminate work surface housing a 1 1/2 bowl single drainer sink unit and a swan neck mixer tap over with a contrasting and matching splashback surround. Further work surface houses a hob, built in double oven beneath and a stainless steel funnel hood extractor fan over with a high gloss splashback surround. We also have an integrated dishwasher, plumbing for automatic washing machine, integrated fridge freezer and space for dining table. We have a walk-in deep storage cupboard, radiator and coordinating matt tiled flooring.

Ground floor W/C - A separate ground floor W/C with a white two piece suite leads off from the dining kitchen and has a pedestal wash hand basin and low flush WC. Contrasting tile surround, chrome fittings to the sanitary ware. Double glazed opaque window, radiator and high gloss tiled flooring.



First Floor

First Floor Landing - On the landing we have a loft hatch through to the roof void.

Bedroom One - 12' 11" x 9' 5" (3.96m x 2.89m) To Extremes x To Extremes

The first flooring landing has a spindle rail enclosure and door through to Bedroom one. Double glazed multi pane window with aspect over the front garden area, fitted wardrobe and radiator. Double built in wardrobe with shelves and hanging space.



Bedroom Two - 12' 11" x 10' 9" (3.96m x 3.29m) To Extremes x To Extremes

Double glazed multi pane window with aspect over the rear garden area, fitted wardrobes and radiator. Double built in wardrobe with shelves and hanging space.



Bathroom - The bathroom is accessed from the landing, 3 piece suite comprising of a panel bath, fitted vanity wash hand basin with storage space beneath and a low flush W/C. All with a marble effect white clean surface, chrome fittings to the sanitary ware. Over the bath we have a chrome effect shower and fixed shower screen. Chrome effect upright towel rail/ radiator, double glazed opaque window and coordinating ceramic tiled flooring.

Exterior

Front Garden Area - The front garden area has been laid with block paving for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.

Rear Garden - The rear garden is mainly laid to lawn with a patio/seating area inset and is all enclosed with high level timber perimeter and boundary fence.



Council tax band: C

Rental Deposit: £1005

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your



co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.