



West Mill Rise, Beverley , HU17 8TP
Offers In The Region Of £675,000

HUNTERS[®]
EXCLUSIVE



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****EXCLUSIVE VILLAGE LOCATION** IMPECCABLY POSITIONED****

Look no further than this private detached home located within the charming village of Walkington, this delightful property on West Mill Rise offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow between the living areas, making it perfect for both quiet evenings and lively gatherings.

The property boasts two well-appointed bathrooms, catering to the needs of a busy household. Each bedroom is generously sized, allowing for personalisation and comfort, ensuring that everyone has their own private retreat.

Set in a picturesque location, the house benefits from the tranquillity of village life while being just a short distance from the vibrant town of Beverley. This area is known for its rich history, beautiful architecture, and a variety of shops, restaurants, and schools, making it an excellent choice for families and professionals alike.

In summary, this detached house on West Mill Rise is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its spacious living areas, ample bedrooms, and modern conveniences, it is a property that truly feels like home.





ENTRANCE HALL

Front door, Karndean flooring, coving, radiator, power points, loft access and stairs to the first floor landing.

DOWNSTAIRS WC

Window to the front aspect, radiator, low flush WC, wash hand basin with vanity unit,

GROUND FLOOR BEDROOM

Window to the front aspect, coving, Karndean flooring, radiator, TV point and power points.

LOUNGE

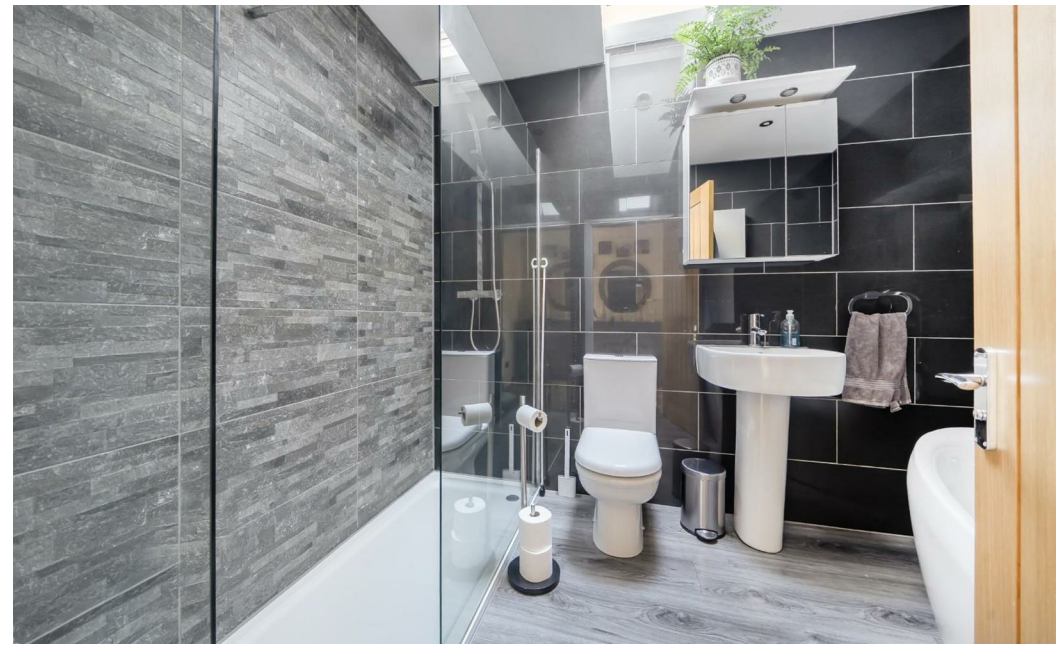
Windows to the side aspect and French doors onto the conservatory, radiator, log burner, power points and TV point.

THE STAGGER INN

Window to the side, coving, French doors to the conservatory, Karndean flooring, feature gas fireplace, radiator and power points.

KITCHEN

Windows to the front and side aspect, coving, radiator, a range of wall and base units with Decton work surfaces, Karndean, tiled splash back, double integrated fridge/freezer, electric double oven, electric hob, extractor hood and power points.



UTILITY ROOM

Wooden door to the side, range of wall and base units with Decton work surfaces, space for a washing machine, space for a tumble dryer, karndean flooring and power points.

CONSERVATORY

Window to the rear aspect, French doors onto the garden, under floor heating, laminate flooring and power points.

FIRST FLOOR LANDING

Coving, radiator, loft access and power points.

BEDROOM ONE

Located on the ground floor, window to the rear aspect, coving, radiator, loft access, TV point and power points.

ENSUITE

Window to the side aspect, heated towel rail, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, tiled walls and extractor fan.

BEDROOM TWO

Window to the rear aspect, coving, radiator, TV point and power points.

BEDROOM THREE

Window to the front aspect, fitted wardrobes, radiator and power points.



BATHROOM

Velux, heated towel rail, free standing bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, walk in separate shower with mains shower, tiled walls and extractor fan.

GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights and side entrance.

GARAGE

Up and over electric door with power and lighting with loft hatch.

SOLAR PANELS

Solar panels with a battery storage system 6.32 KW system estimated savings of £1,957 per annum.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	

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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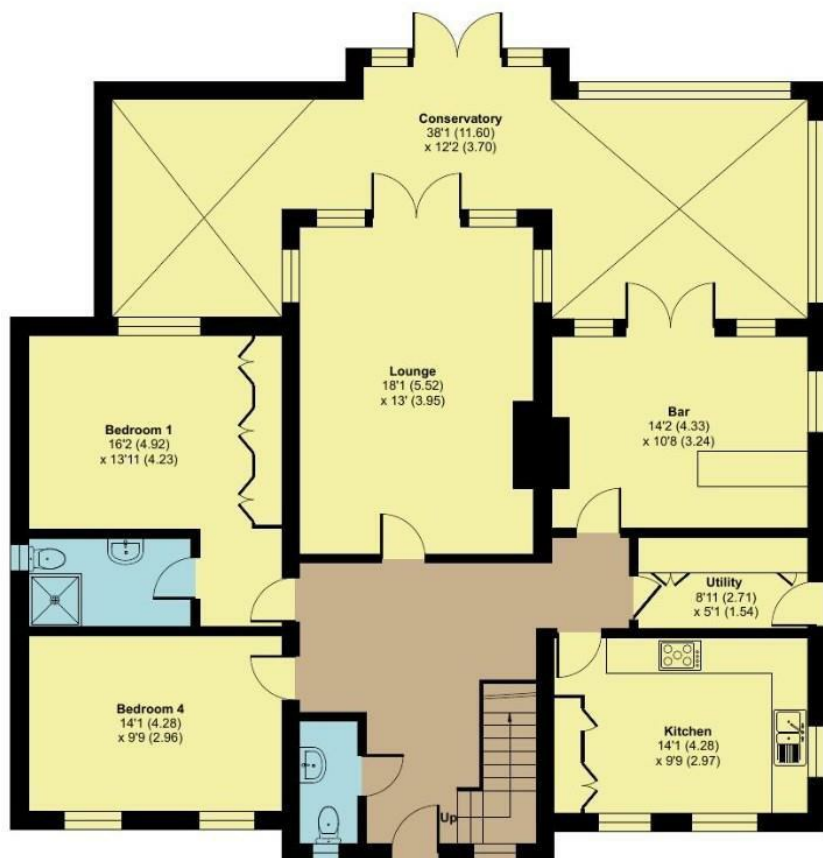


Approximate Area = 2129 sq ft / 197.7 sq m

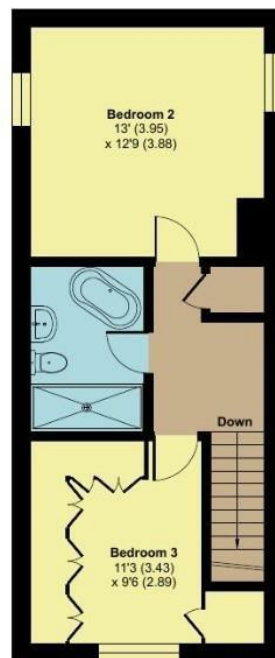
Garage = 427 sq ft / 39.6 sq m

Total = 2556 sq ft / 237.3 sq m

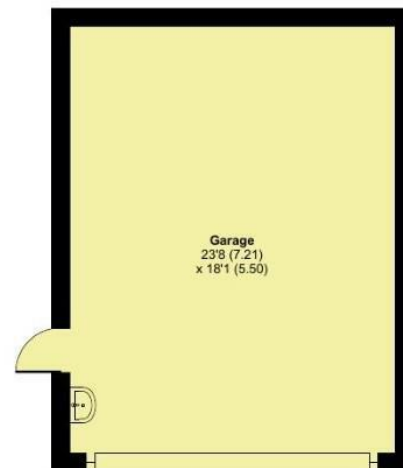
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 156.6 SQ M
(1686 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 41.1 SQ M
(443 SQ FT)



GARAGE
APPROX FLOOR
AREA 39.6 SQ M
(427 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1516661

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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GUINNESS

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