



QUICK & CLARKE
The Property Specialists

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4 Old Road, Leconfield HU17 7NH
£220,000

- No forward chain
- Generous sized family house
- Three double bedrooms
- Open plan dining kitchen
- Integral garage and parking
- Modern gas boiler
- uPVC double glazing
- EPC : D

THE PROPERTY

A well proportioned and deceptively generous sized family house with an appealing layout. Offered with no forward chain, this much loved property has the benefit of three good sized bedrooms, an open plan living dining room and well proportioned gardens. Providing huge potential, viewing is highly recommended.

LOCATION

The property is located on Old Road, Leconfield close to its junction with Main Street (A164). The village of Leconfield lies just 3 miles north of Beverley town centre and as such offers convenient access into the town and surrounding areas by road and rail. Having its own primary school, Longcroft Secondary School is located relatively close by in Molescroft, Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

10'3" x 6' (3.12m x 1.83m)

The garage has been linked to the house by a useful uPVC constructed entrance lobby with porcelain tiled floor. uPVC glass panelled doors provide access both to the front of the property and the driveway, and also to the side and rear of the house. There is also an integral door into the garage.

ENTRANCE HALL

17'10" x 6'4" (5.44m x 1.93m)

uPVC glass panelled door from the entrance lobby and further window to one side to create a light and airy space. Stairs lead to the first floor accommodation with storage cupboard under.

CLOAKROOM

5'4" x 2'11" (1.63m x 0.89m)

Two piece sanitary suite comprising low level WC and corner hand wash basin, partially tiled walls and window to the side elevation.

LIVING ROOM

17'11" x 11'7" (5.46m x 3.53m)

A very well proportioned room with bowed uPVC window to the front elevation. The focal point of the room is an attractive stone fireplace with granite hearth and back housing electric fire.

DINING KITCHEN

18'4" x 12' (5.59m x 3.66m)

Of a size that allows flexibility of living space. The kitchen offers a good range of wall and base storage units with white fronts, contrasting laminate worksurfaces and ceramic tiled splashbacks. Stainless steel sink and drainer, four ring electric hob with extractor over, space and plumbing for white goods, modern Ideal Standard Logic Plus boiler concealed in wall cupboard, porcelain tiled floor and carpeting to the dining area. A uPVC glass panelled door leads out from the dining area onto the garden, and there is a further door to the side of the property.

FIRST FLOOR

LANDING

11'11" x 6'8" (3.63m x 2.03m)

Airing cupboard housing hot water tank and shelved out for storage, window to the side elevation.

BEDROOM 1

16'3" x 11'4" (4.95m x 3.45m)

Fitted wardrobes and window to the front elevation.

BEDROOM 2

14' x 9'2" (4.27m x 2.79m)

Window to the rear elevation.

BEDROOM 3

9'3" x 8'10" (2.82m x 2.69m)

Window to the rear elevation and built-in cupboard.

SHOWER ROOM

8'5" x 6'8" (2.57m x 2.03m)

With a three piece sanitary suite comprising pedestal hand wash basin, low level WC and large shower enclosure with electric shower. Tiled walls and window to the front elevation.

FRONT GARDEN

The property is set back from the road behind the garage with an area of lawn. Immediately in front of the garage is a concrete drive which provides parking for two cars.

GARAGE

18'6" x 10" (5.64m x 3.05m)

Up & over door, and further integral door from the entrance hall. Supplied with light and power, there could also be additional storage in the roof space.

REAR GARDEN

Of a good size for a property of this type, the rear garden has a central lawn and wide flower beds laid under gravel for ease of maintenance. Fenced on three sides, there is a shed to the rear and an ornamental fruit tree.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac (0201)