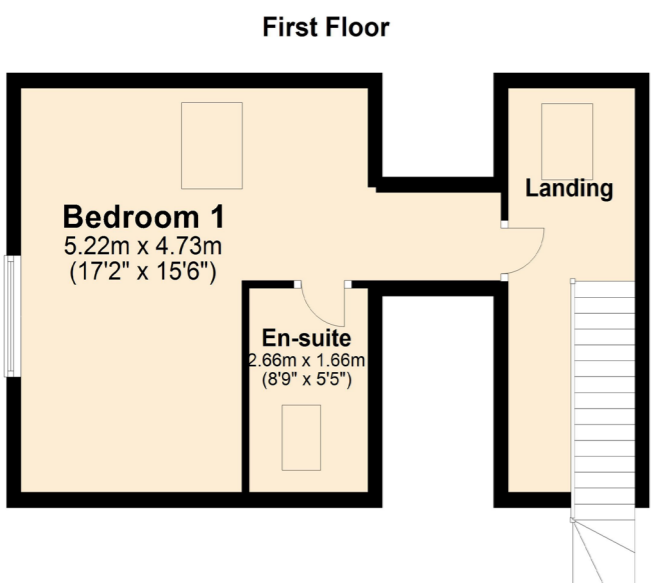


Floorplan of existing building. Plan produced using PlanUp.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



£240,000

1 Bygot Close,  
Leconfield

**HEATING & INSULATION**

The property has gas-fired radiator central heating, uPVC double glazing and insulation to the wall cavities.

**SERVICES**

All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is freehold. Vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office. Tel: (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



# 1 Bygot Close, Leconfield, HU17 7NN

## DESCRIPTION

This property was originally a good sized true bungalow with two double bedrooms and a very versatile home has been created by the addition of a loft conversion which provides a master bedroom with en-suite shower room. The modern accommodation also includes a lounge and well appointed fitted kitchen. The property enjoys a quiet position in a small cul-de-sac of similar properties and has a well stocked south facing garden to the rear. A home suitable for couples and small families of all ages.

## SITUATION

The property is situated within a small cul-de-sac off Old Road in Leconfield, a village approximately three miles north of the historic market town of Beverley where there is a wide range of shopping available, a multitude of restaurants and cafes, and both bus and rail travel links to Hull & York. Local village amenities include a primary school and sports and recreation club and there is a regular bus service on the A164 to Driffield, Beverley and on to Hull, and Bridlington on the coast.



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### KITCHEN

Well appointed with modern cream base and wall cabinets including woodblock-effect worktops with a porcelain one and a half bowl single drainer sink. Integral electric oven, hob and cooker hood. Plumbing for dishwashing machine. Two radiators.

#### INNER HALLWAY

Radiator.

#### LOUNGE

Adam-style fire surround to an open grate fire. Radiator. Staircase leading off.

#### BEDROOM TWO

Includes a full-width range of fitted wardrobes, radiator and ceiling coving.

#### BEDROOM THREE

Radiator and ceiling coving.

#### BATHROOM / WC

White suite includes a panelled bath with plumbed shower and splash screen fitment, toilet and wash-hand basin. Tiled walls with heated towel radiator.

### FIRST FLOOR

#### LANDING

Suitable as a small study area with Velux roof window.

#### DRESSING AREA

With eaves wardrobes.

#### BEDROOM ONE

A generous room (currently containing both a double and single bed).

#### EN SUITE SHOWER ROOM

A quadrant shower enclosure with a plumbed fitting, toilet and vanity wash-hand basin. Splashback wall and floor tiling.

### EXTERNAL

#### GARAGE

**(5.30m x 2.47m / 17'4" x 8'11")**  
Semi-detached brick construction with up-and-over door. Attached timber store. Front approach driveway.

#### GARDENS

There is an open plan lawned front garden and at the rear of the property, facing roughly south, is a good-sized lawned garden with borders that are well stocked with shrubs and perennial plants. A covered seating area is positioned for the late afternoon sunshine.