

**£425,000**

**7 Miles Lane,  
Leconfield**

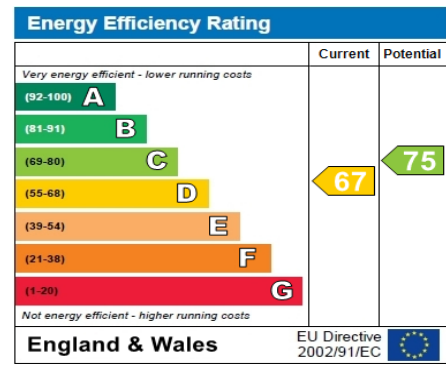
**HEATING & INSULATION**  
 The property has gas-fired radiator central heating, uPVC double glazing and cavity wall insulation.

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

**TENURE**  
 The property is held under freehold title with vacant possession on 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 on (01482) 866844.



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

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**Dee Atkinson & Harrison**





**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**STORM PORCH**

**ENTRANCE HALL**

A staircase with pine spindles and understairs cupboard leads off. Radiator.

**DINING ROOM**

Marble-effect fireplace with pine surround and fitted bookshelves to alcove. Radiator.

**LOUNGE**

To one end a wood burning stove sits within a brick fireplace and opposite French doors open to the garden. Two radiators.

**BREAKFAST KITCHEN**

Range of Shaker-style cabinets with granite-effect laminate worktops include a one and a half bowl single drainer sink, 5-ring gas hob and dishwasher. A brick chimney breast-style feature incorporates a built-in double oven. Understairs cupboard housing gas boiler. Radiator and floor tiling through into:

**UTILITY ROOM**

A range of maple-effect Shaker-style units with granite-effect laminate worktops include provision for a plumbed automatic washing machine, tumble dryer and fridge freezer. Concealed gas central heating boiler, Belfast sink and radiator. Door to:

**ANNEX ACCOMMODATION**

(Fully self-contained and with independent central heating system.)

**ENTRANCE HALL**

Radiator.

**BEDROOM THREE**

Radiator.

**EN SUITE SHOWER ROOM**

Walls tiled from approx. half to full height and a plumbed shower unit requires provision of a tray/enclosure. Wash-hand basin and toilet. Radiator.

**KITCHEN**

Range of Shaker-style base and wall cabinets with worktops and single drainer sink, built-in electric oven and hob, fridge freezer space, radiator and ceramic tile floor.

**SITTING ROOM (POTENTIAL BEDROOM FOUR)**

Sliding patio doors open to the rear garden. Two radiators and ceiling coving.

**FIRST FLOOR**

**LANDING**

Radiator. Access hatch with ladder to boarded loft space.

**BEDROOM ONE**

Cast iron fireplace and alcove double wardrobe. Radiator.

**EN SUITE BATH / SHOWER ROOM**

With full wall and floor tiling and including a spa bath, separate shower enclosure with plumbed shower unit, vanity wash basin and low level toilet suite. Heated towel radiator.

**BEDROOM TWO**

Two fitted double wardrobes and further built-in cupboard. Radiator.

**BATHROOM / WC**

Suite includes a shower bath with plumbed shower fitment and screen, cantilever wash-hand basin and low level toilet suite. Tiled walls and heated towel radiator.

**EXTERNAL**

**DETACHED GARAGE (3.38m x 5.76m / 11'10" x 18'9")**

Brick and tile construction with up-and-over door and fitted alarm. A brick-set driveway and turning/parking space is entered via a 5-bar gate.

**GARDEN**

The plot includes an enclosed lawned area with shrubs and concrete yard to the east side of the house, the main gardens being at the rear where there is a southerly aspect to terraces adjoining the property. Pathways lead through mature shrub planting on to the main lawned area of garden around which there are features including a summerhouse, greenhouse and shed and a fenced-off garden utility and storage area. The plot extends to around 0.25 of an acre in total.

**7 Miles Lane, Leconfield, HU17 7NW**

**DESCRIPTION**

This unique detached house is attractively positioned overlooking farmland and has been comprehensively altered and modernised to create highly individual well maintained accommodation suited to many potential uses and occupants. An original three bedroomed property has been substantially extended at ground floor level to create a linked but self contained single storey living space which is ideal as a relative's annex, but would equally suit home office or working needs. Equally, the opportunity exists to develop a holiday letting business in this part of the property. The principal aspect from the living spaces is to the rear where a sizeable garden plot enjoys excellent privacy and a southerly aspect.

**SITUATION**

The house is on the northern edge of 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.

