



Guide Price
£550,000

The Gables,
5 Old Road,
Leconfield

HEATING AND INSULATION
The property has a gas-fired radiator central heating system and uPVC double glazing.

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

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'F' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

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



The Gables, 5 Old Road, Leconfield, HU17 7NH

A superb opportunity to acquire a distinctive and individual detached house occupying an imposing position within the popular village of Leconfield located just north of Beverley. The well presented property offers superb family sized accommodation that could be used in a variety of ways and may also offer potential for further extension (subject to necessary permissions). Our 360 degree tour provides an excellent idea of how the house is laid out and flows but only a viewing will really allow all that it offers to be appreciated.

The impressive frontage features an unusual ‘Eyebrow’ window and has great curbside appeal with the main part off the house being supplemented by an attached double garage which has an impressive studio room above it accessed via stairs from the side hallway. There are good sized gardens and a spacious driveway to the front and further good sized gardens to the rear that are private in nature. The accommodation on the ground floor includes: an impressive Entrance Hall , Cloaks WC, Spacious Lounge, Dining Room, Study, Bedroom 4, an attractively Fitted Kitchen with a range of integrated appliances plus a Breakfast Area with a vaulted ceiling, Side Entrance Hall, further WC/Cloaks and Utility Room. To the First Floor there is a: Landing, Master Bedroom with fitted wardrobes and En-Suite Shower Room, 2 further Double Bedrooms (each with fitted wardrobes) and House Bathroom with a 4 piece suite including a separate shower unit and a spacious Family/Games Room. Gas fired central heating and uPVC double glazing, many with leaded or coloured lights.

A really lovely family home that will have wide appeal and an early internal inspection is highly recommended.



ACCOMMODATION

Entrance/Hallway

A spacious hallway with attractive timber-style Karndean flooring and a feature staircase with cupboard underneath. Two windows to the front with coloured lights, ceiling cornicing and radiator.

WC

Window to front aspect, low level WC, wash-hand basin, radiator and Travertine floor tiles.

Living Room

Double aspect with windows to front and side aspects, two radiators, phonline, TV and satellite points, ceiling coving and feature gas fireplace with recessed low voltage lights over.

Study

Double aspect with windows to rear and side aspects, radiator, and ceiling coving.

Dining Room

Currently used as a bedroom. Window to rear aspect, radiator and ceiling coving.

Kitchen

Windows to rear aspect, range of base and eye level fitted units, granite worktops with draining board, one and half bowl stainless sink, 5 ring gas hob with extractor fan, eye level double Neff oven, integrated dishwasher, space for American style fridge, recessed spotlights, attractive timber-style Karndean flooring, breakfast bar and ceiling coving.

Breakfast Room

Double doors leading to garden, timber style floor, radiator, exposed wood beam ceiling and Karndean flooring.

Side Entrance Hall

Understairs cupboard, door and window to front, stairs to family room, Travertine floor tiles and radiator.

Utility

Window to rear aspect, door leading to garden, plumbing for washing machine, space for dryer, pulley dryer, stainless steel sink with draining board, Travertine floor tiles, mosaic tiled splashback and floor mounted Worcester gas boiler.

WC Cloaks

Window to rear, radiator, splashbacks, low level WC with wash-hand basin and Travertine floor tiles.

Bedroom 4

Window to front aspect, ceiling coving, radiator and fully carpeted.

First Floor Landing

Cupboard part way up the stairs and access to loft.

Master Bedroom

Window to front and side aspect, two radiators, recessed spot lighting to ceiling and fitted wardrobes.

En-suite

Separate shower cubicle, low level flush WC and wash-hand basin.

Bedroom 2

Window to front aspect, radiator and fitted wardrobes.

Bedroom 3

Window to side aspect, built-in wardrobe and radiator.

Bathroom

Window to rear aspect, separate shower cubicle, low level WC, pedestal wash-hand basin, large double ended oak-effect panel enclosed bath, heated towel rail and tiled floor.

Extension Over Garage

Family Room

A fully carpeted double aspect spacious room with windows to front and rear, TV and satellite points and two radiators. Access to loft void and under eaves storage.

OUTSIDE

The property has an impressive frontage onto Old Road with a low brick wall to the front perimeters. The front gardens are largely laid to lawn with a range of mature shrubs & trees, a raised bed and hedging to the side perimeters. The property is accessed via double metal gates with a driveway and spacious car hardstanding area leading to the garage. The larger than standard double garage has a sink, an up-and-over door and a courtesy door giving access to the rear garden. The rear gardens are also laid to lawn with a paved patio area, mature trees and shrubs, a timber shed and fencing as well as high hedging to perimeters.

LOCATION

Leconfield is a well-regarded village to the north of Beverley providing good access to it and the wider area.