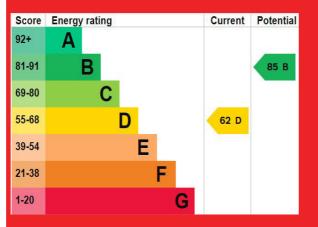


Total area: approx. 58.9 sq. metres (634.0 sq. feet) Floorplan of existing building. Plan produced using PlanUp.







# **HEATING & 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

The property is held under freehold title. 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 'B'.

## 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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# 14a Main Street, Leconfield



# Dee Atkinson & Harrison



# 14a Main Street, Leconfield, HUI7 7NQ

# LOCATION

The property sits on the Main Street of this popular village in an attractive non estate position. The village provides amenities including a church, primary school and sports club which are supplemented by the extensive range in nearby Beverely. There is a regular bus service from the centre of the village, just steps from the property, to Beverley and Driffield.

# ACCOMMODATION

**Entrance Hall** Living Room **Dining Kitchen** 2 Bedrooms - both with fitted wardrobes Shower Room - with modern suite Front & Rear Gardens Driveway, car hardstanding and single Garage.

A wonderful opportunity to acquire a two bedroom detached non estate bungalow occupying a great position on Leconfield's Main Street.

While it's detached it's not too large so will suit those wanting detached in a smaller size and lower price point. With gas fired central heating and double glazing the accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, a double Bedroom with extensive fitted wardrobes and a further good sized single Bedroom, also with a wardrobe. There is a modern refitted Shower Room with a larger shower enclosure.

Outside, to the front of the property is an area of garden with trees and shrubs and a good sized area of block paved car hardstanding that provides turning space and parking for a number of vehicles but also access to the single attached garage. To the rear are gardens with a timber shed, further block paving and gravelled areas for ease of maintenance. There is also a raised bed and currently some other vegetable beds.



