



Total area: approx. 58.9 sq. metres (634.0 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



£199,950

14a Main Street,
Leconfield

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

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



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 Beverly. There is a regular bus service from the centre of the village, just steps from the property, to Beverley and Driffeld.

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.



14a Main Street, Leconfield, HU17 7NQ

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.

