



15a Old Road, Leconfield, Beverley, HU17 7NH

£409,950



15a Old Road

Beverley, HU17 7NH

- BEAUTIFUL FAMILY HOME
- THREE RECEPTION ROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- GARAGE
- FOUR DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
- GAS CENTRAL HEATING

A delightful four bedroomed detached family home located in the pretty village of Leconfield. This property has plenty of ground floor living space with three interlinking reception rooms offering a great deal of flexibility and four double bedrooms with one ensuite shower room and a family bathroom to the first floor.

On entering the hallway you are greeted with access to the study, cloak room/WC, lounge, kitchen and the staircase. The lounge leads into the open plan dining room via a pair of double doors, the dining room then leads into the sun room. This room has been improved by the current owners with a solid roof and is an impressive 29 ft in length combined with the dining room and 44 ft long including the living room. The kitchen offers a rear garden outlook with the utility off.

To the first floor there are four double bedrooms with fitted wardrobes in three bedrooms and an ensuite shower room off the superior bedroom. The good sized garage can be accessed from the utility room and a pretty garden with spacious patio area and a raised lawn is located at the rear.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 13'0" x 6'9" (3.97m x 2.06m)
uPVC double glazed front door with privacy glass panels, laminate floor and a three bulb chrome light fitting.

STUDY 11'6" x 8'11" (3.53m x 2.74m)
Wood door with chrome handles, laminate flooring, pendant light fitting and a front aspect uPVC double glazed bay window.

CLOAK ROOM 5'3" x 3'2" (1.61m x 0.97m)
Wood door with chrome handles, luxury vinyl floor, ceiling spotlights, chrome towel radiator, extractor fan, wall mounted mirrored vanity unit and a corner vanity unit with wash and basin and mixer tap.

KITCHEN 19'3" x 10'3" (5.87m x 3.13m)
Wood door with chrome handles, luxury vinyl floor, ceiling spotlights, uPVC double glazed French doors to the patio, rear aspect uPVC double glazed window, full splash back tiles, integrated NEFF appliances include a five ring gas hob, with chrome extractor hood above, double oven and microwave, A 1 1/2 bowl stainless steel drainer sink, under counter fridge and freezer, understairs cupboard, a range of wall and base units and plumbing for a dishwasher.

UTILITY ROOM 8'9" x 5'2" (2.67m x 1.60m)
Wood door with privacy panels and chrome handles, luxury vinyl floor, ceiling spotlights, a range of wall and base units with integrated fridge and door to the garage.

LOUNGE 14'11" x 11'6" (4.57m x 3.53m)
Wood door with chrome handles, central ceiling light, carpeted floor, front aspect uPVC double glazed window and a stone fireplace and surround with brush chrome framed electric fire.

DINING ROOM 10'11" x 10'4" (3.33m x 3.15m)
Wood door with chrome handles, double wooden doors from the lounge, luxury vinyl floor and a four pendant light fitting.

SUN ROOM 15'4" x 12'3" (4.69m x 3.75m)
Luxury vinyl floor, ceiling spotlights, uPVC double glazed French doors to patio, uPVC double glazed windows and a solid roof.

STAIRCASE AND LANDING 9'10" x 8'10" (3m x 2.70m)
Carpeted floor, wooden banister with spindles, airing cupboard and loft hatch.



BEDROOM ONE 12'10" x 11'9" (3.93m x 3.59m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM TWO 12'9" x 11'9" (3.91m x 3.59m)
Wood door with chrome handles, carpeted floor, pendant light fitting, fitted wardrobes and a rear aspect uPVC double glazed window.

FAMILY BATHROOM 9'8" x 6'9" (2.95m x 2.07m)
Wood door with chrome handles, vinyl floor, ceiling spotlights, chrome towel radiator, rear aspect uPVC double glazed window, shower cubicle with mixer shower, panelled bath with mixer tap, low flush WC, wash hand basin with vanity unit and full splash back tiles.

BEDROOM THREE 10'3" x 8'4" (3.13m x 2.56m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

SUPERIOR BEDROOM 15'0" x 11'7" (4.58m x 3.55m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 6'6" x 5'3" (2m x 1.61m)
Wood door with chrome handles, spotlights, front aspect uPVC double glazed privacy window, chrome towel radiator, low flush WC, extractor fan, shower cubicle with mixer shower, wash hand basin with vanity unit and a wall mounted vanity unit with mirror.

GARAGE 17'5" x 15'3" (5.32m x 4.66m)
Electric up and over door, uPVC rear door with privacy panel. strip lighting and roof void hatch.

EXTERIOR
To the front a block paved drive and path with parking for multiple vehicles. To the rear a flagged patio and path to a side gate with a raised lawn, fenced surround and shrubs in the borders.

COUNCIL TAX:
We understand the current Council Tax Band to be E

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

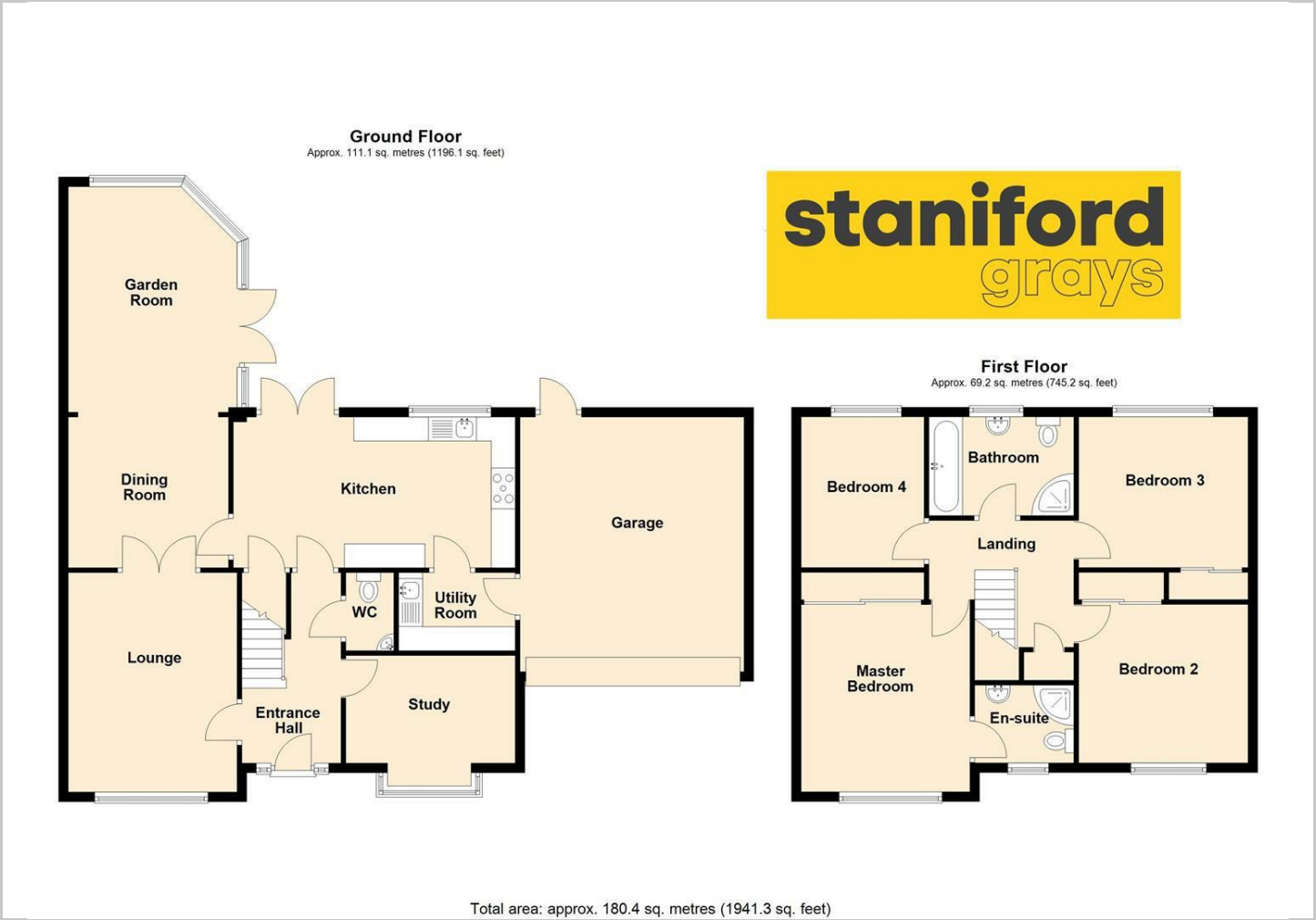
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

