



**41 Grange Road, Leconfield HU17 7NG**  
**£250,000**

- Deceptively generously sized
- Three double bedrooms
- Open plan dining kitchen
- Corner plot position
- Close to primary school
- Village location
- Relatively close to Beverley's amenities
- Council tax band C
- EPC rating D

Attractively presented and deceptively generously sized detached house on a superb corner plot.

Offered with no onward chain, this characterful family house offers the flexibility of two reception rooms and a conservatory, along with three double bedrooms to the first floor. Having in/out drive and established gardens to both front and rear, there is also a detached garage.

#### LOCATION

The property is located on the junction of Grange Road and Cranswick Close in this established residential location close to the primary school and on the eastern side of the village of Leconfield.

The village of Leconfield lies approximately 3 miles north of Beverley and as such offers convenient access into the town and surrounding areas by road and rail. The village itself offers a range of facilities including primary school and recreation club/village hall, with a more extensive range being available in Beverley itself.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

11'6 x 9'2 (3.51m x 2.79m)  
Modern composite door with glass panels, laminate flooring, stairs to the first floor accommodation with wrought iron spindles, window to the rear elevation.

##### CLOAKS

5'3 x 2'7 (1.60m x 0.79m)  
Two piece sanitary suite comprising close coupled WC and feature glass wall-hung wash basin with chrome tap. Tiled walls and floor, window to the rear elevation.

##### LIVING ROOM

16'5 x 10'9 (5.00m x 3.28m)  
A very well-proportioned room with a gas living flame fire set in an attractive timber surround with cupboard either side. Two windows to the front elevation and laminate flooring.

##### OPEN PLAN DINING KITCHEN

20'5 x 13'7 max (6.22m x 4.14m max)  
An L-shaped open plan dining kitchen offering flexibility of use. The kitchen has attractive oak fronted wall and base storage unit with granite effect laminate worksurfaces and matching upstand. Five ring gas range with extractor over, stainless steel sink and drainer, laminate flooring, window to the front elevation and French doors opening into the conservatory.

##### CONSERVATORY

12'6 x 12'10 (3.81m x 3.91m)  
Laminate flooring and French doors leading out onto the garden.

##### FIRST FLOOR

##### BEDROOM 1

14'5 x 10'9 (4.39m x 3.28m)  
Window to the front elevation.

##### BEDROOM 2

10'9 x 10'9 (3.28m x 3.28m)  
Window to the front elevation and cupboard housing the gas boiler.

##### BEDROOM 3

9'2 x 8'11 (2.79m x 2.72m)  
Window to the rear elevation and recessed double wardrobe.

##### BATHROOM

8'1 x 5'10 (2.46m x 1.78m)  
Three piece sanitary suite comprising low level WC, pedestal wash basin and panelled bath with shower over. Fully tiled walls and floor, two windows to the rear elevation and heated towel rail.

##### OUTSIDE

The property is set back from the corner of Grange Road and Cranswick Close with a brick sett in/out drive. To the front of the property is a mature laurel hedge which provides a good level of privacy, behind which is a lawned garden and further brick sett parking to one side.

The rear garden has wide and well-stocked flower borders with a number of mature ornamental shrubs and trees and a central lawn. Fenced for privacy there is access through a timber gate to the front of the property.

##### GARAGE

Set in a block of five, there is a single garage with up & over door.

##### AGENT'S NOTE

The vendor has informed us that a maintenance fee is payable for cutting of grass and hedges in the area. The fee is currently £45 per month for 10 months of the year.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band C.

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally

based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

##### EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023