



33 Old Road, Leconfield HU17 7NH
Chain Free £185,000

- Spacious semi-detached bungalow
- Approx 750 square feet
- Some refurbishment required
- 19' living room
- Two double bedrooms
- Modern shower room
- Corner plot
- Good sized garden
- Garage and driveway
- Council tax band C. EPC Rating D

A very spacious two bedroomed semi-detached bungalow which, at approximately 750 square feet, is larger than many three bed semi-detached houses.

The property is in need of refurbishment and this is reflected within the asking price. The bungalow boasts a 19' living room with good sized kitchen and two double bedrooms, along with a modern shower room. The corner plot offers very good sized gardens along with off-street car parking and garage to the rear.

LOCATION

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 a Primary School with a more extensive range being available in Beverley itself.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Built-in cupboard housing gas fired central heating boiler and radiator.

LIVING ROOM

19' x 13'2 (5.79m x 4.01m)
Tiled fireplace, PVCu sealed unit double glazed window and radiator.

INNER HALLWAY

Access to a boarded loft which has a window to one side.

KITCHEN

11'3 x 8'9 (3.43m x 2.67m)
Base and eye level units with stainless steel single drainer sink unit, PVCu sealed unit double glazed window and door to outside.

BEDROOM 1

13'2 x 10'9 (4.01m x 3.28m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'4 x 10'4 (3.15m x 3.15m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

6'4 x 5'4 (1.93m x 1.63m)
Shower in corner cubicle, wash basin and low level WC, tiled walls and PVCu sealed unit double glazed window.

OUTSIDE

The property stands on a corner plot with gardens to front and side having hedged boundary with extensive planting areas, but also benefiting from a further rear paved garden and flower beds.

To the rear of the property is a driveway with a brick single garage having double access doors.

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 the 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

EPC RATING

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

GROUND 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 equipment shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metagon C2023