



**QUICK & CLARKE**  
The Property Specialists

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**6a Old Road, Leconfield HU17 7NH**  
**£229,950**

- Spacious semi-detached family home
- Larger than similar detached properties
- Over 1,100 square feet
- No Chain
- Three double bedrooms
- Popular village location
- Good primary school
- Three miles to Beverley
- Council tax band C
- EPC rating C

A substantial and particularly spacious three bedroom semi-detached house which is larger than many similar detached properties, and extends to in excess of 1,100 square feet.

The property offers entrance hall with cloakroom, living room and open plan kitchen diner at ground floor, whilst at first floor there are three double bedrooms and family bathroom. The plot offers good off-street car parking and is set well back from the road with lawned garden to the front and single garage, whilst at the rear is a further good sized lawned garden with fenced boundaries.

#### 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

##### GROUND FLOOR

##### ENTRANCE HALL

With staircase to first floor and understairs storage cupboard, PVCu sealed unit double glazed door and radiator.

##### CLOAKROOM

Low level WC with concealed cistern, corner wash basin and PVCu sealed unit double glazed window.

##### LIVING ROOM

17'10 x 11'6 (5.44m x 3.51m)  
Timber fireplace with cast iron and tile inset having living flame gas fire, PVCu sealed unit double glazed bow window and radiator.

##### KITCHEN DINER

18'4 x 12' (5.59m x 3.66m)  
With a range of modern base and eye level units having roll edge worksurfaces incorporating electric oven and hob with 1 1/2 bowl single drainer sink unit, plumbing for automatic washing machine, wall-mounted gas fired central heating boiler, PVCu sealed unit double glazed windows overlooking rear garden, door to outside and radiator.

##### FIRST FLOOR LANDING

Built-in cupboard, PVCu sealed unit double glazed window and loft access.

##### BEDROOM 1

16' x 11'4 (4.88m x 3.45m)  
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

14' x 9' (4.27m x 2.74m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

9'6 x 9' (2.90m x 2.74m)  
PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

8'4 x 6'7 (2.54m x 2.01m)  
Panelled bath with shower over, vanity wash basin with fitted cupboards and low level WC having concealed cistern. Tiled walls, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the front of the property is a lawned garden with hedged boundaries and a paved driveway, whilst at the rear of the house is a further good sized lawned garden with shed and greenhouse.

##### GARAGE

The property benefits from a single brick and tile garage having up & over door.

##### 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).

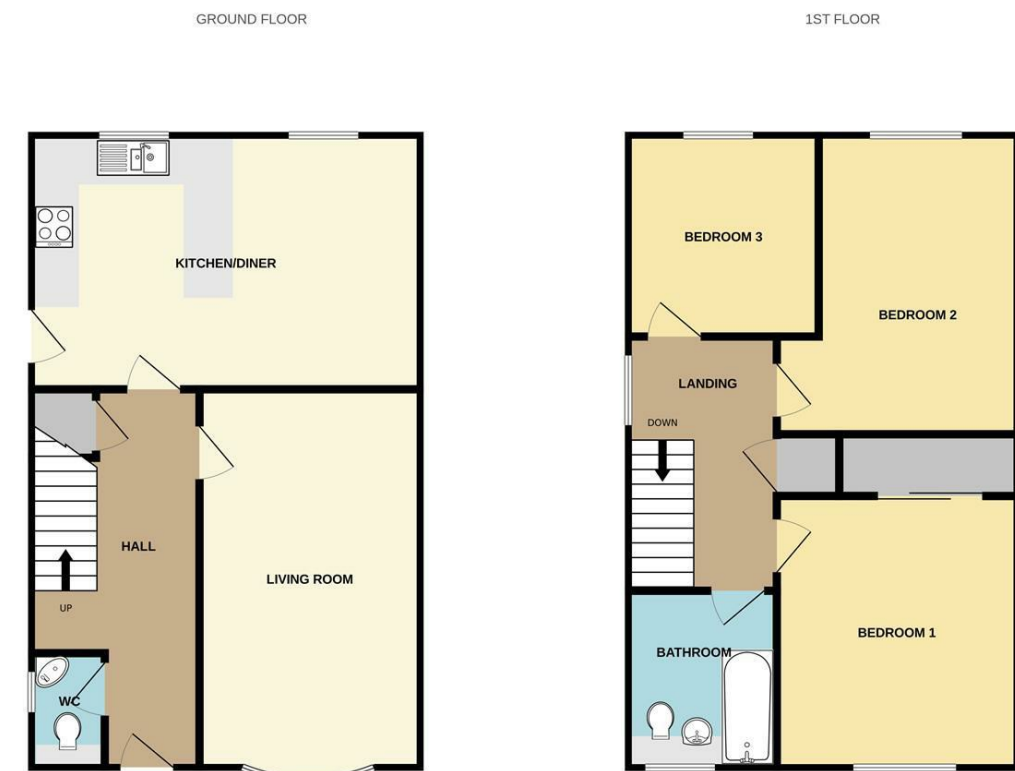
##### VIEWING

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](mailto:beverley@qandc.net)



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.  
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