



Farndale 20c Old Road, Leconfield HU17 7NH
£265,000

- Newly built bespoke properties
- Contemporary open plan layouts
- Highly specified kitchens and bathrooms
- Large plot with parking and garden
- Economic to run
- Centre of village location
- Convenient for Beverley
- EPC rating B
- Council tax to be confirmed

Beautifully designed, highly specified and economic to run, these newly built properties have a fabulous semi-open plan layout to the ground floor with well-proportioned living room opening into a wonderful living dining kitchen with downstairs cloaks and utility room leading off. To the first floor are three double bedrooms and a well-appointed house bathroom.

The properties sit on generous sized plots with parking to the front and relatively large gardens to the rear. Situated in the centre of Leconfield and conveniently close to Beverley, early viewing is highly recommended.

Please note: the price stated is per plot.

LOCATION

The properties are located on the eastern side of Old Road in the centre 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 a Primary School with a more extensive range being available in Beverley itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

16'2" x 15'8" (4.93m x 4.78m)

LIVING DINING

15'8" x 10'6" (4.78m x 3.20m)

KITCHEN

18'7" x 8'6" (5.66m x 2.59m)

UTILITY

6'0" x 4'9" (1.83m x 1.45m)

WC

5'0" x 4'8" (1.52m x 1.42m)

FIRST FLOOR

BEDROOM 1

15'9" x 10'1" (4.80m x 3.07m)

BEDROOM 2

15'8" x 8'3" (4.78m x 2.51m)

BEDROOM 3

12'0" x 7'0" (3.66m x 2.13m)

FAMILY BATHROOM

8'3" x 5'9" (2.51m x 1.75m)

OUTSIDE

SERVICES

All mains services will be available or connected to the property.

CENTRAL HEATING

The property will benefit from a gas fired central heating system.

DOUBLE GLAZING

The property will be double glazed.

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

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.