



**QUICK & CLARKE**  
The Property Specialists

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**'Raventhorpe' Main Street, Leconfield HU17 7NQ**  
**Guide Price £275,000**

- Substantial detached house - no chain involved
- Over 1,100 square feet
- Popular village location
- Three bedrooms
- Warm air heating
- Westerly facing rear garden
- Three miles to Beverley
- Well-regarded primary school
- Council tax band D
- EPC rating E

A lovely, light and spacious detached three bedroom property located on a good sized plot in the ever-popular village of Leconfield some three miles from Beverley. The property stands well back from the road having a very well-proportioned rear garden with a westerly aspect.

The property has been extended in the past and offers in excess of 1,100 square of living accommodation comprising substantial L-shaped living/dining room, extended kitchen, conservatory and cloakroom at ground floor. At first floor there are three very good sized bedrooms along with a modern family shower room. There is ample off-street car parking and an attached single garage. The property is offered to the market with no chain involved.

#### 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 PORCH

PVCu sealed unit double glazed door.

##### ENTRANCE HALL

Staircase to first floor with understairs storage cupboard.

##### CLOAKROOM

Low level WC and wash basin, PVCu sealed unit double glazed window, tiled floor and walls.

##### THROUGH ROOM

25' x 12' (7.62m x 3.66m)

Gas fire and PVCu sealed unit double glazed windows to two elevations, open to:

##### DINING AREA

10' x 10' (3.05m x 3.05m)

PVCu sealed unit patio doors to conservatory.

##### KITCHEN

19'4 x 8' (5.89m x 2.44m)

A modern kitchen with extensive units of white gloss incorporating electric oven and hob, integrated fridge freezer, 1 1/2 bowl single drainer sink unit, PVCu sealed unit double glazed window overlooking rear garden and door to conservatory. Internal door through into the garage

##### CONSERVATORY

18' x 9' (5.49m x 2.74m)

Of PVCu sealed unit double glazed construction with tiled floor and French doors to garden.

##### FIRST FLOOR LANDING

Built-in cupboard housing hot water cylinder with immersion heater, PVCu sealed unit double glazed window.

##### BEDROOM 1

11'4 x 10' (3.45m x 3.05m)

Fitted wardrobes and PVCu sealed unit double glazed window.

##### BEDROOM 2

14'9 x 10'6 (4.50m x 3.20m)

Fitted wardrobes and PVCu sealed unit double glazed window.

##### BEDROOM 3

8'5 x 7'5 (2.57m x 2.26m)

Fitted wardrobes and PVCu sealed unit double glazed window.

##### SHOWER ROOM

7'6 x 6'2 (2.29m x 1.88m)

Shower in corner cubicle, wash basin and low level WC, tiled floor and walls, PVCu sealed unit double glazed window.

##### OUTSIDE

The property is located well back from the road having extensive lawned foregarden with hedged boundary and a good length driveway providing excellent off-street parking facility.

To the rear of the house is a further large garden laid mainly to lawn with planting beds.

##### GARAGE

18'7 x 8' (5.66m x 2.44m)

Having up & over door with light and power laid on, along with an internal door through to the kitchen.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a warm air 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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