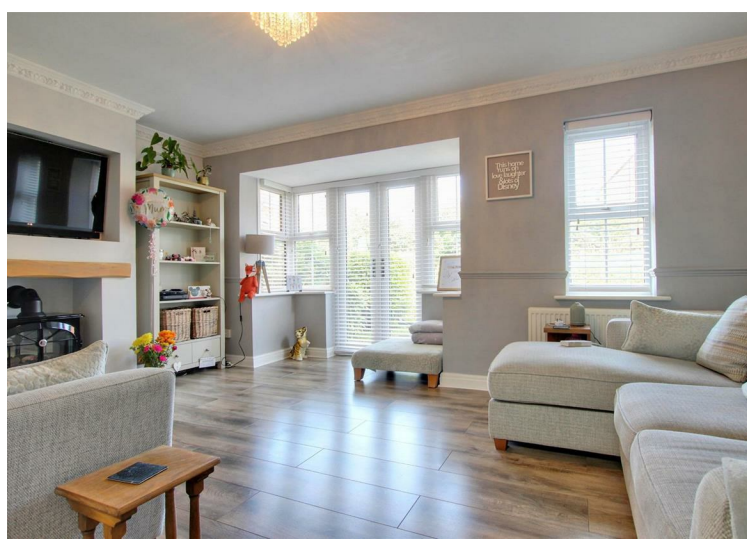




QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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2 Sellers Drive, Leconfield, Beverley HU17 7NA
£335,000

- Well-proportioned detached house
- Over 1,250 square feet
- 2 receptions and conservatory
- Modern kitchen
- En-suite to master bedroom
- Double garage
- Private lane location
- Attractive garden
- EPC Rating: D
- Council Tax Band: E

A very well-proportioned four bedroom detached property situated in an attractive location at the bottom of a shared private drive, and offering over 1,250 square feet of accommodation including two reception rooms with conservatory, kitchen and cloakroom at ground floor, master bedroom with en-suite shower room, three further bedrooms and a family bathroom at first floor level.

The property is further enhanced by the attached double garage and attractively presented gardens.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor, understairs cupboard and radiator.

CLOAKROOM

Low level w.c., wash hand basin, laminate floor, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

16'4" x 11'7" (4.98m x 3.53m)
Ornamental fireplace with laminate floor, PVCu sealed unit double glazed window and French doors to garden, French doors to entrance hall and two radiators.

DINING ROOM

9'7" x 9'4" (2.92m x 2.84m)
Laminate floor, upright radiator and PVCu sealed unit double glazed window. French doors to:

CONSERVATORY

9'8" x 12'3" (2.95m x 3.73m)
Of PVCu sealed unit double glazed construction with tiled floor and French doors to garden.

KITCHEN

15' x 9'7" maximum (4.57m x 2.92m maximum)
A range of base and eye level units having timber work surfaces incorporating electric oven and five ring hob with one and a half bowl single drainer sink unit, upright radiator, PVCu sealed unit double glazed windows to two elevations and door to outside.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and radiator along with airing cupboard housing hot waer cylinder with electric immersion heater.

BEDROOM 1

16'7" x 11' (5.05m x 3.35m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Shower in cubicle, vanity wash basin, low level w.c., PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'5" x 9'9" (3.48m x 2.97m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'9" x 9'8" (2.97m x 2.95m)
Fitted wardrobes and top boxes, PVCu sealed unit double glazed window and radiator.

BEDROOM 4

7'10" x 6'10" (2.39m x 2.08m)
PVCu sealed unit double glazed window and radiator.

FAMILY SHOWER ROOM

6'7" x 6'2" (2.01m x 1.88m)
Shower in oversize cubicle, wash basin and low level w.c., tiled floor, upright radiator and PVCu sealed unit double glazed window.

OUTSIDE

The property is approached via a private shared driveway leading to an extremely useful brick sett driveway and parking area.

There is a side gravelled storage area, whilst at the rear of the house is a further lawned garden with timber summer house and patio area.

GARAGE

18'3" x 16' (5.56m x 4.88m)
An attached double garage with two roller shutter doors having light and power laid on.

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 PVCu 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



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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