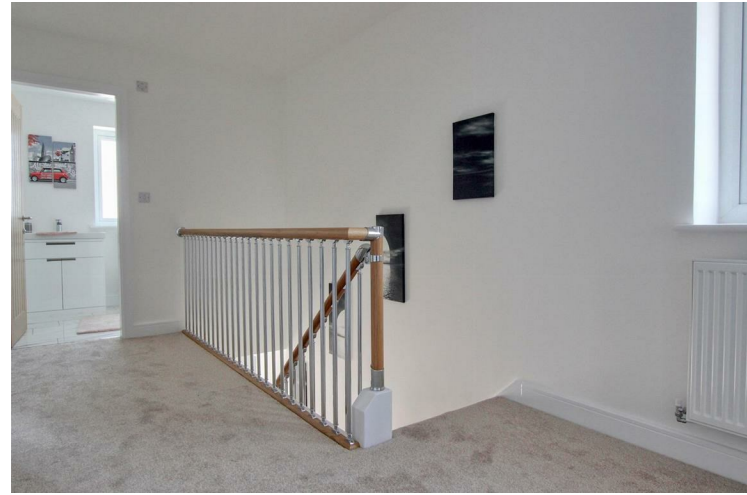




QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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Newtondale 20D Old Road, Leconfield HU17 7NH
Guide Price £385,000

- Newly built - no onward chain
- 3 / 4 double bedrooms - master with en-suite
- Flexibility of living space
- Option of ground floor bedroom
- Very generous room sizes
- Contemporary style layout
- Stunning kitchen and bathroom
- Close to Beverley
- Council tax band awaited
- EPC rating B

Very generously sized and beautifully laid out contemporary new built home. Nearing completion and offering great flexibility of layout and with the benefit of three ground floor reception rooms, one of which could be used as a bedroom, this property has a superb feeling of light and space.

Situated in the village of Leconfield, only three miles from the centre of Beverley, the property benefits from a large garden and extensive parking, and is at a competitive price compared to the new built properties on the modern estates on the south side of Beverley. Viewing is highly recommended.

LOCATION

The property is located on 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

OPEN PLAN LIVING DINING KITCHEN

20'8 x 18'7 (6.30m x 5.66m)

LOUNGE

15'11 x 12'10 (4.85m x 3.91m)

GROUND FLOOR BEDROOM/SITTING ROOM

17' x 11'6 (5.18m x 3.51m)

UTILITY ROOM

11'6 x 10'4 (3.51m x 3.15m)

FIRST FLOOR LANDING

BEDROOM 1

16'6 x 11'7 (5.03m x 3.53m)

EN-SUITE BATHROOM

BEDROOM 2

12'10 x 11'10 (3.91m x 3.61m)

BEDROOM 3

12'6 x 8'9 (3.81m x 2.67m)

BATHROOM

7'7 x 6'1 (2.31m x 1.85m)

OUTSIDE

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



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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