



**QUICK & CLARKE**  
The Property Specialists

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**8 Roebuck Garth, Leconfield HU17 7JW**  
**Shared Ownership £230,000**



- Recently constructed home
- Approx 800 square feet
- 45% shared ownership with Together Housing
- Three bedrooms - en-suite to master
- Allocated car parking: Good sized gardens
- Attractive kitchen and bathroom
- Well-proportioned living room
- Popular village location
- Great access to Beverley
- Council tax band B. EPC rating B.

A recently completed three bedroomed end terrace property which gives the purchaser the opportunity to acquire a part share jointly with Together Housing.

The light and spacious accommodation extends to approximately 800 square feet having breakfast kitchen, living room and cloakroom at ground floor whilst at first floor there are three bedrooms and family bathroom. The house is further complemented by the allocated car parking to the front and a good sized rear lawned garden.

#### 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

Timber effect flooring, staircase to first floor and radiator.

##### KITCHEN

12' x 11'6" (3.66m x 3.51m)  
Grey base and eye level units with roll edge worksurfaces incorporating a gas hob with electric oven and stainless steel single drainer sink unit, downlighters, timber effect flooring, PVCu sealed unit double glazed window and understairs storage cupboard.

##### CLOAKROOM

Low level WC, wash basin, timber effect flooring, PVCu sealed unit double glazed window and radiator.

##### LIVING ROOM

14'7" x 11'8" (4.45m x 3.56m)  
Timber effect floor, PVCu sealed unit double glazed French doors to garden and radiator.

##### FIRST FLOOR LANDING

Radiator.

##### BEDROOM 1

14'9" x 11' (4.50m x 3.35m)  
PVCu sealed unit double glazed window and radiator.

##### EN-SUITE

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

##### BEDROOM 2

10'7" x 8'6" (3.23m x 2.59m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

7'4" x 5'9" (2.24m x 1.75m)  
PVCu sealed unit double glazed window and radiator.

##### BATHROOM

8'6" x 5'4" (2.59m x 1.63m)  
Panelled bath, wash basin and low level WC, timber effect flooring, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

Allocated parking is available to the front of the property, whilst at the rear is a good sized lawned garden with small paved seating area and fenced boundary.

##### 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 Leasehold on a 990 year lease from 07/12/2023 with just over 989 years remaining (this will be confirmed by the vendor's solicitor).

#### AGENT'S NOTE

The current owner pays £312.32 p.c.m in rent and charges to Together Housing. Please contact the agent for further details.

#### 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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