

The Forge, 8 Manor Farm Court, Leconfield HU17 7PA
Offers Over £365,000

- Outstanding barn conversion
- Well designed L-shaped accommodation
- Approximately 1,250 square feet
- All rooms at ground floor level
- Versatile accommodation
- Currently two bedrooms and two receptions
- Beautiful gardens
- South West facing at rear
- Double garage
- ECP: C Council Tax: D

An absolutely delightful barn conversion which has created a wonderfully well designed L-shaped property with all accommodation at ground floor level.

The living space extends to approximately 1,250 square feet and is wonderfully complimented by the delightful gardens, particularly the rear outdoor space, which has a South Westerly aspect.

The Forge is presented to the highest standard, having extremely flexible accommodation currently arranged to offer two good sized bedrooms along with two reception rooms, dining kitchen and cloakroom, along with family bathroom, also having a delightful conservatory overlooking the rear garden and attached double garage.

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 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

ENTRANCE HALL

With tile effect floor.

CLOAKROOM

Has a low level WC with wash hand basin, half tiled wall and radiator.

LIVING ROOM

17'3" x 13' (5.26m x 3.96m)
A lovely light and spacious room with electric remote control log burner on a polished stone hearth, dental cornice, uPVC sealed unit double glazed window, French doors to conservatory and radiator.

CONSERVATORY

8'6" x 8'5" (2.59m x 2.57m)
Of brick and uPVC sealed unit double glazed window with tiled floor and French doors to garden.

KITCHEN

15'4" x 12'9" (4.67m x 3.89m)
Base and eye level units with timber work surfaces incorporating electric oven and hob, one and a half bowl single drainer sink unit, integrated fridge and freezer, plumbing for automatic washing machine, plus a free standing dishwasher, uPVC sealed unit double glazed windows to two elevations, door to double garage and radiator.

DINING ROOM

14'3" x 14' (4.34m x 4.27m)
With Amtico flooring, uPVC sealed unit double glazed windows to two elevations and two radiators.

REAR HALL

Built in airing cupboard housing hot water cylinder, uPVC sealed unit double glazed window and radiator.

BEDROOM 1

16'9" x 11' (5.11m x 3.35m)
With fitted wardrobes and top boxes, uPVC sealed unit double glazed window, radiator.

BEDROOM 2

13'8" x 9'2" (4.17m x 2.79m)
With fitted wardrobes and top boxes, uPVC sealed unit double glazed window and radiator.

FAMILY BATHROOM

13'8" x 5'7" (4.17m x 1.70m)
Panel bath with wash basin, low level WC and shower in separate cubicle, tiled walls, uPVC sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a well manicured lawned garden with flowerbeds and a brick set double driveway.

The rear main garden benefits from a South Westerly facing aspect to make the most of the afternoon and evening sun, having decking seating area with extensive lawn and planting areas along with timber summer house, decking seating area and garden shed.

GARAGE

18' x 16'3" (5.49m x 4.95m)
Electric remote control up and over door, wall mounted gas fired central heating boiler, 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 uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

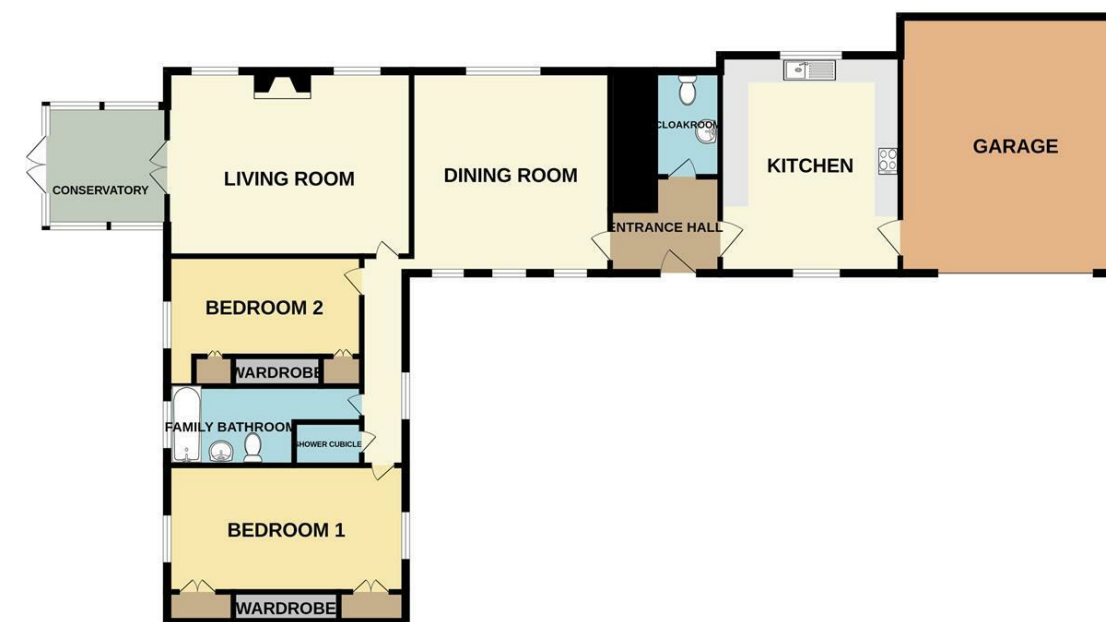
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

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Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



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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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