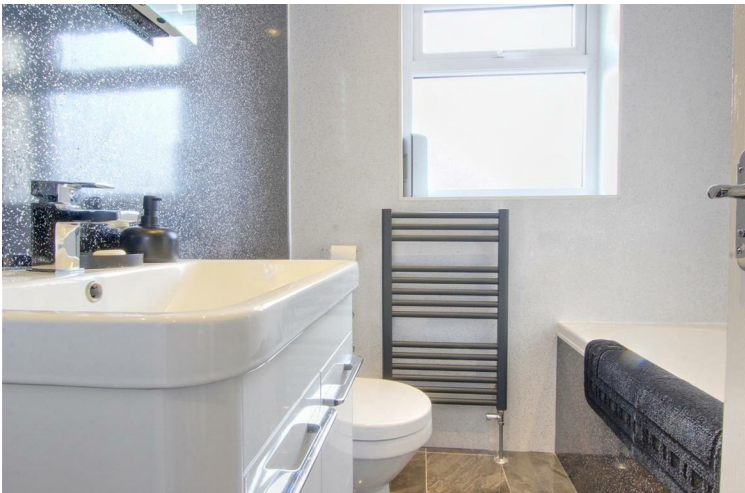




QUICK&CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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4 St. Catherines Drive, Leconfield HU17 7NT
£265,000

- Approximately 1,170 square feet
- Extended to rear
- Open plan kitchen, dining room, day room
- 19' living room
- Three good sized bedrooms
- Modern bathroom suite
- Attractive gardens and off-street car parking
- Well-regarded primary school
- Popular village close to Beverley
- Council tax band C. EPC rating C.

A lovely light and spacious semi-detached house which has been the subject of significant modernisation and improvement including the provision of a single storey extension to the rear creating excellent living space. The property offers approximately 1,170 square feet of accommodation and is larger than many four bed detached houses.

To the ground floor there are three reception rooms, the day room being open plan to both the kitchen and dining room, as well as a welcoming reception hall and cloakroom with WC. The three first floor bedrooms are particularly well-proportioned along with a walk-in store and modern family bathroom. The house stands on a good sized plot with gardens to front and rear, along with side driveway and detached single 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 ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber effect flooring, PVCu sealed unit double glazed window to the side elevation, staircase to first floor, understairs storage cupboard and radiator.

CLOAKROOM

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

LIVING ROOM

19' x 11' (5.79m x 3.35m)
Contemporary inset gas fire, PVCu sealed unit double glazed window, French doors to dining room and radiator.

DINING ROOM

11' x 10' (3.35m x 3.05m)
Radiator and open to:

DAY ROOM

18' x 6'9 (5.49m x 2.06m)
Timber effect flooring, PVCu sealed unit double glazed door to side drive and French doors to rear garden. Open to:

KITCHEN

14'9 x 9'3 (4.50m x 2.82m)
Base and eye level units with roll edge worksurfaces incorporating a 1 1/2 bowl sink unit, plumbing for automatic washing machine, timber effect flooring and PVCu sealed unit double glazed window.

FIRST FLOOR LANDING

Walk-in storage cupboard.

BEDROOM 1

13'9 x 12'2 (4.19m x 3.71m)
With an extensive range of fitted wardrobes and drawers, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'5 x 9'7 (3.18m x 2.92m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'7 x 7'2 (2.92m x 2.18m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6' x 5'10 (1.83m x 1.78m)
Contemporary suite comprising panelled bath with Bluetooth shower over, pedestal wash basin and low level WC. Heated mirror, PVCu sealed unit double glazed window and towel radiator.

OUTSIDE

To the front of the property is a lawned garden with hedged boundary and a side concrete drive affording excellent off-street car parking facility.

The rear garden is well landscaped offering lawn with paved seating areas and gravel beds.

GARAGE

The property benefits from a detached brick and felt single garage with up & over door.

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. Made with Metrixix (2020)