





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



2 Wyndham Close, Leconfield HU17 7LY
£235,000

- Attractively presented family house
- Very well-proportioned room sizes
- Cul-de-sac position
- Southerly facing garden
- Modern kitchen & bathroom
- Large conservatory
- Off-street parking & garage
- Close to Beverley
- EPC Rating: C
- Council Tax Band: C

A beautifully presented and slightly re-modelled family house which offers excellent room sizes and a great flexibility of layout. Having two reception rooms in addition to a large conservatory, the property has three bedrooms and a further large bathroom. With modern kitchen and sanitary suites, the property is in 'move-in' condition with a southerly facing garden, driveway and garage.

Situated in a cul-de-sac position in this East Yorkshire village very close to Beverley, viewing is highly recommended.

LOCATION

The property is located on the small cul-de-sac forming Wyndham Close, which is accessed off St. Catherine's Drive in the centre of Leconfield. Leconfield is an unjustly and often overlooked village which lies very close to Beverley. Lying only 3.5 miles from Beverley's town centre, Leconfield as a village has a strong community feel, its own primary school and is well served by the major road network linking Beverley with Driffield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

2'2" x 8'3" (0.66m x 2.51m)
uPVC front door and windows to both front and side aspects.

ENTRANCE HALL

14' x 6'4" (4.27m x 1.93m)
A wide and welcoming entrance hall with stairs to the first floor, solid oak flooring, uPVC glass panelled door from entrance porch with windows to either side and cupboard under the stairs.

LIVING ROOM

16'9" into bay x 11'10" (5.11m into bay x 3.61m)
Walk-in bay window to the front elevation and a continuation of the solid oak flooring from the entrance hall.

KITCHEN

11'4" x 9'5" (3.45m x 2.87m)
Offering a good range of wall and base storage units with white fronts and complementing granite style work surfaces with matching splashback, five-ring gas hob, integrated oven, newly fitted integrated dishwasher, space and plumbing for appliances, window to side aspect and modern Ideal Standard boiler concealed in wall unit.

The Range cooker and new American style fridge freezer may be available by separate negotiation.

DINING ROOM

11'5" x 8'11" (3.48m x 2.72m)
Solid oak flooring and French doors opening into the conservatory.

CONSERVATORY

11' x 14'1" (3.35m x 4.29m)
Generously sized and offering flexibility of use and with the benefit of having a solid rather than a glass roof which increases the usability of this Southerly facing conservatory. A door opens onto the garden and there is oak style flooring.

FIRST FLOOR

BEDROOM 1

13'7" x 10'4" (4.14m x 3.15m)
A range of modern fitted wardrobes including bedside units and window to the front elevation.

BEDROOM 2

11'11" x 9'1" (3.63m x 2.77m)
Window to the rear elevation.

BEDROOM 3

10'4" x 7'10" (3.15m x 2.39m)
Window to the front elevation and built-in cupboard.

BATHROOM

9'3" 7'10" (2.82m 2.39m)
Three piece sanitary suite comprising vanity hand wash basin, panelled bath, close coupled w.c., LED heated mirror, towel radiator, windows to both side and rear aspect, and attractive herringbone style flooring.

OUTSIDE

The front garden has been laid under gravel to provide a large area for parking with the drive continuing down the side of the house through large vehicular gates and leading up to the garage.

The detached garage has timber double doors and a window with a side courtesy door, utility space with sink and hot water supply, plumbing for a washing machine and dryer, wall units and electricity supply with several sockets.

The rear garden is Southerly facing and has been landscaped with a patio seating area behind the garage, and an area of lawn.

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 herein, 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 Metropix (C)2025