





The Property Specialists

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41 Old Road, Leconfield, Beverley HU17 7NH
£297,500

- Stunning re-modelled and extended property
- Four bedrooms - one to the ground floor
- Two bathrooms
- Large corner plot
- Open plan dining kitchen plus utility room
- Great flexibility of living space
- Council Tax Band: C
- EPC Rating: C

A stunning reinvention of a traditional family house to create a superb four bedroomed property with the flexibility of a ground floor bedroom and shower room. Having been extended with a fabulous open plan dining kitchen, the property occupies a large corner plot with extensive parking and garden.

In true move-in condition the house is extremely stylish both internally and externally.

LOCATION

The property occupies a large corner plot on the corner of Old Road and Miles Lane on the north western side of the village 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

19'3" x 6'10" (5.87m x 2.08m)
Modern composite front door with glass panel. Large scale porcelain tiled floor which flows through into the dining kitchen, utility room and ground floor shower room. Stairs to the first floor accommodation. Storage/cloak cupboard.

LIVING ROOM

13'4" x 12'0" (4.06m x 3.66m)
A well proportioned dual aspect room with windows to both front and side. Built-in media wall with inset mounting for television above a stylish electric fire and panelling in alcoves to either side. Attractive herringbone style floor covering.

OPEN PLAN DINING KITCHEN

19'7" x 9'6" (5.97m x 2.90m)
A fabulous kitchen with contemporary light grey fronts and solid wood butcher's block work surfaces with ceramic tiled splashbacks. One and a half bowl sink and drainer, four ring induction hob with extractor over, integrated oven and microwave. Patio doors opening out onto rear garden with further window to one side. Large scale porcelain tiles.

UTILITY ROOM

4'2" x 6'8" (1.27m x 2.03m)
With space and plumbing for washing machine and tumble dryer. Wall cupboards to match those in the kitchen and work surface. Window to the rear elevation. Large scale porcelain tiled floor.

GROUND FLOOR BEDROOM

13'5" x 9'9" (4.09m x 2.97m)
Offering great flexibility and with the shower room adjacent. Window to front elevation.

SHOWER ROOM

6'9" x 6'4" (2.06m x 1.93m)
With a three piece sanitary suite comprising shower cubicle, wall hung hand wash basin, close coupled w.c. Window to rear elevation. Large scale porcelain tiled floor and heated towel rail.

FIRST FLOOR

BEDROOM 2

11'11" x 8'1" (3.63m x 2.46m)
Window to front elevation.

BEDROOM 3

9'11" x 8'3" (3.02m x 2.51m)
Window to front elevation.

BEROOM 4

8'5" x 7'6" (2.57m x 2.29m)
Window to side elevation.

BATHROOM

8'3" x 6'9" (2.51m x 2.06m)
With a modern three piece suite sanitary suite comprising vanity hand wash basin, panelled bath, back to the unit w.c. with concealed cistern, wall mounted vanity unit with inset lights and heated towel rail.

OUTSIDE

The property is set back from Old Road with an extensive stoned parking area which could accommodate several vehicles, motorhome and/or caravan.

The flower borders to the front have been laid under decorative bark chippings with numerous ornamental shrubs. A timber gate provides access to the rear garden which is largely lawned with a fenced perimeter and to the side of the property adjacent to the dining kitchen is a play area which again has been laid under decorative bark chippings.

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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