





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



18 Old Road, Leconfield, Beverley HU17 7NH
Guide Price £360,000

- Immaculately presented and no onward chain
- Deceptively spacious
- Beautiful and well-tended gardens
- Off-street parking and double garage
- Modern kitchen and bathroom
- Light, bright and homely
- Economical to run
- Close to Beverley town (3 miles)
- EPC Rating: C
- Council Tax Band: D

An impeccably presented and surprisingly spacious home in the desirable, yet understated, village centre close to Beverley. Designed for modern living, it boasts a contemporary kitchen and bathroom, alongside stunning, well-tended gardens, off-street parking, and a generous double garage with a utility room. This property has been thoughtfully updated over time, making it remarkably economical to run. Offered with no onward chain, it's ready to move into.

LOCATION

The property is ideally situated on Old Road, in the village centre of Leconfield. In our opinion, often unfairly overlooked, Leconfield offers exceptional convenience, being just 3 miles north of Beverley via a direct cycle path, and perfectly positioned on the main road connecting Driffield and Beverley. This makes for easy commutes and access to the wider region. Within the village, enjoy local facilities like the primary school and a well-used community social club with playing fields, while Beverley provides an even broader range of shops and services.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'1" x 6'3" (4.60m x 1.91m)
Modern uPVC front door with ornate glass panel and stairs to the first floor accommodation.

CLOAKROOM

8'1" x 2'4" (2.46m x 0.71m)
Two piece sanitary suite comprising back to the unit w.c., matching vanity unit with semi-recessed hand wash basin and wall cabinet above, fully tiled walls and floor, window to the front elevation.

LIVING ROOM

15'1" x 12'10" (4.60m x 3.91m)
Accessed from the entrance hall through an attractive oak glass panelled door which matches the majority of the internal doors within the property, the focal point of the room is an attractive stone fireplace housing a gas living flame fire. Window to the front elevation and open plan into:

DINING ROOM

10'10" x 10' (3.30m x 3.05m)
Window to the rear elevation.

KITCHEN

10'5" x 9'4" (3.18m x 2.84m)
A modern kitchen offering a good range of wall and base storage units with grey fronts, quartz work surfaces and tiled splashbacks, one and a half bowl composite sink and drainer, Neff double oven, space and plumbing for dishwasher, large cupboard under the stairs and window to the rear elevation overlooking the garden.

UTILITY ROOM

9'8" x 8'4" (2.95m x 2.54m)
Base storage unit with quartz work surfaces, stainless steel sink and drainer, ceramic tile splashbacks, plumbing for a washing machine, window to the rear elevation, uPVC door opening onto the garden and integral door opening into the garage.

FIRST FLOOR

LANDING

Large double storage cupboard with louvred doors and housing the modern Worcester Bosch combi-boiler. Access to the loft which has been recently insulated to meet modern Building Regulations.

BEDROOM 1

13'3" x 11' (4.04m x 3.35m)
An extensive range of fitted wardrobes with matching bedside units, dressing table and drawers. Window to the front elevation.

BEDROOM 2

12'1" x 10'3" (3.68m x 3.12m)
Built-in wardrobes with fitted dressing table and drawers with mirrors, matching beside units. Window to the rear elevation.

BEDROOM 3

8'6" x 7'3" (2.59m x 2.21m)
Window to the front elevation.

SHOWER ROOM

Modern three piece sanitary suite comprising vanity unit with back to the unit w.c. and semi-recessed hand wash basin, walk-in shower enclosure, tiled walls and floor, window to the rear elevation and chrome heated towel rail.

OUTSIDE

The property is set well back from the road with a brick sett drive which leads up to the garage and provides ample parking for two cars. The front garden has a central lawn which is surrounded by wide and well stocked flower borders, some of which have been laid under slate and gravel for ease of maintenance. There are a number of mature shrubs and trees which offer some privacy to the front aspect. A gate provides access down the side of the property to the rear garden.

The rear garden is of an attractive size and extremely well-tended. With a flagged seating area adjacent to the house, a central lawn is surrounded by wide and well-stocked flower borders and the garden has a fenced perimeter. Within the garden there is a shed and greenhouse.

GARAGE

30' x 8'7" (9.14m x 2.62m)
A large tandem double garage with electric up-and-over door and with internal door leading off from the utility room. Supplied with light and power.

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.