



QUICK&CLARKE

The Property Specialists

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15a Old Road, Leconfield, Beverley HU17 7NH
£405,000

- Impressive modern detached family house
- Spacious and flexible accommodation
- 3 reception rooms + large garden room and kitchen
- Westerly facing garden
- Off-street parking & double garage
- Convenient for village amenities & Beverley
- EPC Rating: C
- Council Tax Band: E

An attractive, modern and substantial family residence providing an exceptional degree of living flexibility, ideally positioned within a convenient village location with easy access to the amenities of Beverley.

The property is thoughtfully appointed, featuring three versatile reception rooms and an expansive garden room, complemented by a generously sized kitchen and a separate utility room.

The first floor comprises four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, and a four-piece family bathroom.

Externally, the home is set on a sizable plot with a desirable westerly-facing garden. The front of the property offers a driveway leading to a double garage, providing ample off-street parking.

LOCATION

The property is located on the Western side of Old Road in the centre of Leconfield and close to its junction with Main Street (the A164). The village of Leconfield lies approximately 3 miles North of Beverley and as such offers convenient access into the town and the 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

13' x 6'9" (3.96m x 2.06m)
Modern uPVC door with obscured glazed panel and further matching windows to either side, stairs to the first floor accommodation and laminate flooring.

LIVING ROOM

15' x 11'7" (4.57m x 3.53m)
A spacious living room, the focal point being an attractive composite stone fireplace. Window to the front elevation and double oak doors opening into the dining room.

DINING ROOM

10'11" x 10'2" (3.33m x 3.10m)
Open plan into the garden room and with Karndean flooring which also flows through into the garden room and providing for a superb open plan feel.

GARDEN ROOM

15'4" x 12'11" (4.67m x 3.94m)
A superb extension to the rear of the property with fixed roof and a continuation of the Karndean flooring. French doors lead out onto the Westerly facing garden.

KITCHEN

19'3" x 10'3" (5.87m x 3.12m)
Offering a generous range of wall and base storage units which have an attractive mixture of wood and cream gloss fronted units with laminate work surfaces and ceramic tile splashbacks, sink and drainer, five-ring stainless steel gas hob with matching extractor over, Neff double oven, microwave, under counter fridge freezer, space and plumbing for dishwasher, French doors opening out onto the rear garden and further window to the rear elevation.

UTILITY ROOM

8'3" x 8" (2.51m x 2.44m)
Base and wall storage cupboards, laminate work surfaces, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, door opening into the garage and tall integrated fridge set in larder unit.

STUDY

11'6" x 7'4" (3.51m x 2.24m)
Walk-in bay window to the front elevation and laminate flooring.

W.C.

Two piece sanitary suite comprising close coupled w.c. and corner vanity hand wash basin. Chrome heated towel rail.

FIRST FLOOR

LANDING

MASTER BEDROOM

11'8" x 13'1" to wardrobes (3.56m x 3.99m to wardrobes)
Fitted wardrobes and window to the front elevation.

EN-SUITE

6'7" x 5'3" (2.01m x 1.60m)
Three piece sanitary suite comprising vanity hand wash basin, close coupled w.c. corner shower enclosure, heated towel rail, laminate flooring and window to the front elevation.

BEDROOM 2

11'9" x 10'8" (3.58m x 3.25m)
Modern fitted wardrobes and window to the front elevation.

BEDROOM 3

11'9" x 10'7" (3.58m x 3.23m)
Modern fitted wardrobes and window to the front elevation.

BEDROOM 4

10'3" x 8'4" (3.12m x 2.54m)
Window to the rear elevation.

BATHROOM

9'8" x 6'6" (2.95m x 1.98m)
Four piece sanitary suite comprising vanity hand wash basin, close coupled w.c., corner shower enclosure, panelled bath, laminate flooring, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The property is approached over a block paved drive with a path leading up to the front door.

GARAGE

17'5" x 15'3" (5.31m x 4.65m)
Electric up-and-over insulated door and further uPVC courtesy door to the rear opening into the rear garden. Supplied with light and power and access to the loft for storage.

REAR GARDEN

Accessed through a pathway from the front, the rear garden is ideally Westerly facing for the afternoon and evening sun and having a spacious York stone patio area immediately adjacent to the kitchen and garden room. This leads out onto a mainly lawned garden with wide and well stocked flower borders and a fenced perimeter.

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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