





The Property Specialists

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65 St. Catherines Drive, Leconfield, Beverley HU17 7NU
£240,000

- Southerly facing garden overlooking fields
- Spacious and flexible accommodation
- Attractive oak kitchen
- Off street parking & single garage
- Popular village close to Beverley (2.5 miles)
- Council Tax Band: C
- EPC Rating: D

An attractively presented and spacious family house situated in a superb position having a southerly aspect to the rear garden and overlooking fields with far reaching views to Beverley Racecourse. Having the benefit of two well proportioned reception rooms, an attractive oak kitchen and downstairs cloakroom, to the first floor are three good sized bedrooms and a modern house bathroom. With off street parking and single garage, the property has well tended gardens to both front and rear.

LOCATION

The property is located on St. Catherines Drive which forms a crescent leading from Old Road to Miles Lane on the south side of Leconfield. Situated on the outskirts of the village with a southerly aspect to the rear the property benefits from open field views.

The village of Leconfield lies approximately 2.5 miles North of Beverley and as such offers convenient access into the town centre and the surrounding area. 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

15'4" x 8'0" (4.67m x 2.44m)
uPVC front door with obscured glass panel and further matching windows to one side. Porcelain tiled floor and carpeted stairs to the first floor accommodation.

DOWNSTAIRS CLOAKROOM

4'6" x 4'9" (1.37m x 1.45m)
Two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin. Porcelain tiled floor. Window to side elevation.

LIVING ROOM

19'0" x 11'2" (5.79m x 3.40m)
A very well proportioned living room with a beautiful and ornate carved oak fireplace with quartz hearth and back housing electric fire. Window to front elevation. Wide archway leading through into the dining room.

DINING ROOM

11'0" x 10'0" (3.35m x 3.05m)
Offering flexibility of use and with French doors opening onto the southerly facing garden with windows to either side.

KITCHEN

14'7" x 9'2" (4.45m x 2.79m)
A very attractive kitchen with an extensive range of wall and base storage units with oak fronts and contrasting granite style laminate work surfaces and ceramic tiled splashbacks. Light and bright with window to both side and rear aspect and a door opening onto the southerly facing garden. One and a half bowl sink and drainer. Slide out space for oven and hob with extractor over. Space and plumbing for washing machine and fridge freezer. Porcelain tiled floor.

FIRST FLOOR

LANDING

Window to side elevation.

LARGE STORAGE CUPBOARD

7'7" x 4'1" (2.31m x 1.24m)
A number of properties have converted this to an en-suite shower room for Bedroom 1 (subject to the necessary Permissions).

BEDROOM 1

14'0" x 11'10" reducing to 9'3" (4.27m x 3.61m reducing to 2.82m)
Window to front elevation.

BEDROOM 2

10'8" x 9'4" (3.25m x 2.84m)
Window to rear elevation.

BEDROOM 3

10'0" x 7'2" (3.05m x 2.18m)
Window to rear elevation.

BATHROOM

6'2" x 5'11" (1.88m x 1.80m)
Three piece sanitary suite comprising panelled bath with separate thermostatic shower valve over and glass screen, close coupled w.c. and pedestal hand wash basin. Heated towel rail. Window to side elevation. Fully tiled walls and floor.

OUTSIDE

The property is accessed through double timber vehicular gates onto a driveway which leads down the side of the property and up to the single garage. The front garden is lawned and sits behind a dwarf boundary wall.

The rear garden is accessed through a timber gate and is southerly facing. A key feature of the property is the open aspect to the rear and the southerly aspect ensures that the garden enjoys a large amount of sunshine throughout the day. With a sun terrace immediately behind the house there is a lawned garden and shed hidden behind the garage for storage.

SINGLE GARAGE

Of brick construction, up and over door and side courtesy door. 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.

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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