QUICK&CLARKE
The Property Specialists

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14 Percy Close, Leconfield HU17 7NZ

£174,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Semi-detached bungalow
- 2 bedroms
- 590 square feet
- Requires a degree of modernisation
- Very good size plot & generous rear garden
- PVCu double glazing & gas fired central heating
- Substantial side driveway
- Garage
- Great village location
- EPR Rating: C Council Tax Band: B

A true semi-detached two bedroom bungalow which extends to approximately 590 square feet, standing on a good size plot with very generous rear garden whilst being in a need of a degree of modernisation works which is reflected in the attractive asking price.

Leconfield is an extremely popular residential village having good access to the historic market town of Beverley.

LOCATION
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

ENTRANCE HALL
PVCu sealed unit double glazed door, built-in meter cupboard and radiator.

LIVING ROOM
16'9" x 10'3" (5.11m x 3.12m)
Wall mounted gas fire, PVCu sealed unit double glazed window and radiator.

KITCHEN
11'3" x 8'6" (3.43m x 2.59m)
Base and eye level units with roll edge work surfaces, single drainer sink unit, built-in larder cupboard, PVCu sealed unit double glazed windows to two elevations, door to rear garden and radiator.

BEDROOM 1
13'10" x 10'3" (4.22m x 3.12m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2
8'5" x 7'5" (2.57m x 2.26m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM
6'10" x 5'3" (2.08m x 1.60m)
Shower in cubicle with pedestal wash basin and low level w.c., PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front of the property is an open plan lawned garden with a substantial side concrete driveway offering excellent off-street car parking facility.

The rear garden is generously proportioned, laid mainly to lawn with a paved seating area.

GARAGE
The property benefits from a pre-cast concrete single garage.

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 PVCu 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

GROUND FLOOR

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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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.