



Parkwood Arram Road, Leconfield, Beverley, East Yorkshire,

- Two Bedroom Detached Bungalow
- Pleasant Corner Plot Position with Church Views
- Front Facing Lounge
- Two Bedrooms and Shower Room
- Rear South-West Facing Garden
- Offered For Sale with No Forward Chain
- Side Entrance with Rooms off
- Dining Room with access to Kitchen
- Front Garden with Driveway to Garage
- Viewing Via Leonards

Offers In The Region Of £265,000



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Parkwood Arram Road, Leconfield, Beverley, East Yorkshire, HU17

Two bedroom detached bungalow, occupying a pleasant corner plot position. Offered for sale with No Forward Chain, the accommodation comprises:- Entrance hall, lounge, dining room, kitchen, two bedrooms and a shower room. On the outside, there are garden areas to the front and rear with a side driveway provides access to the single garage. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

The property is located in the village of Leconfield approximately 3 miles north of the Market Town of Beverley within the East Riding of Yorkshire, the village straddling the A164 Beverley to Driffild Road. The property is situated on Arram Road, with views overlooking the 14th Century St Catherine Church. Beverley has a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Entrance Hall

Main side entrance door provides access into the welcoming hallway. Radiator with screen cover, access to roof void and boiler cupboard housing the gas fired central heating boiler.

Lounge

11'5" to back of cb x 14'11" (3.493m to back of cb x 4.560m)

Window to the front elevation, fireplace with potential open provision. Radiator with screen cover.

Dining Room

9'10" x 9'11" (3.014m x 3.028m)

Window to the side elevation, radiator with screen cover, inner single glazed window top the kitchen and small storage cupboard.

Kitchen

10'6" x 10'6" (3.221m x 3.210m)

Fitted with a matching range of base and wall units with contrasting work surfaces over which incorporate the single drainer sink unit. Built in appliances of electric oven and hob with hood over. Space for washing machine, radiator, tiled flooring and window to the rear elevation together with a side entrance door.

Bedroom One

11'0" x 12'10" to wardrobes (3.359m x 3.930m to wardrobes)

Window to the rear elevation, radiator and range of wardrobes.

Bedroom Two

9'2" to back of wardrobes x 9'1" (2.814m to back of wardrobes x 2.777m)

Window to the front elevation, radiator and range of wardrobes with drawers and shelving.

Shower Room

5'3" x 6'7" (1.616m x 2.008m)

Suite of shower cubicle with mains plumbed shower, vanity unit with wash hand basin and WC. Window to the side elevation, towel rail radiator and tiling to the walls.

Outside

The property occupies a pleasant corner plot position and enjoys views towards St Catherine's Church. The front is enclosed with a boundary wall, double access gates leads to the block paved driveway, property and driveway. The front area is mainly stoned with plants and shrubs. The south-west facing rear garden is mainly laid to lawn with enclosed boundaries, borders with bushes and shrubs. There is a timber summerhouse and useful outbuildings/stores.



Garage

8'5" x 18'8" (2.586m x 5.713m)

With up and over electric door, light, power, window and side personal door.

Energy Performance Certificate

The current energy rating on the property is D (65).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number LEC005039000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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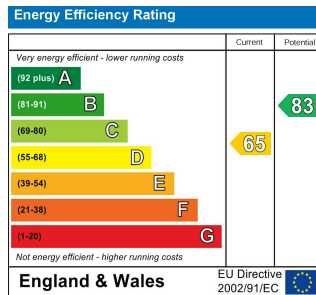


Ground Floor



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

Parkwood, Arram Road, Beverley



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