



**Percy Close, Leconfield Beverley HU17 7NZ**

**welcome to**

**Percy Close, Leconfield Beverley**

A 3 bedroom extended semi-detached house situated in the popular village of Leconfield. Good sized accommodation - not to be missed.



### **Entrance Hall**

With double glazed entrance door, radiator, understairs cupboard and stairs leading to first floor accommodation

### **Lounge With Dining Area**

25' 5" max x 12' narrowing to 8' 10" ( 7.75m max x 3.66m narrowing to 2.69m )  
With double glazed bay window to the front and radiator.

### **Kitchen With Sitting Area**

Irregular Shaped Room x ( x )  
Measuring 11'4" x 9'5" plus 18' max x 9'4".  
Comprising of a range of wall and base units to incorporate hob, oven and extractor fan. Plumbing for an automatic washing machine, stainless steel sink unit, radiator and gas central heating boiler. Double glazed windows to the side and rear and french doors to the garden.

### **First Floor Accommodation**

With double glazed window to the side and fixed staircase to the loft.

### **Bedroom One**

13' 8" x 8' 8" plus wardrobe ( 4.17m x 2.64m plus wardrobe )  
With double glazed window to the front, fitted wardrobes and radiator.

### **Bedroom Two**

11' 4" max x 9' plus door entrance ( 3.45m max x 2.74m plus door entrance )  
With double glazed window to the rear and radiator.

### **Bedroom Three**

10' 6" x 7' 9" ( 3.20m x 2.36m )  
With double glazed window to the front and radiator.

### **Bathroom**

Comprises of vanity wash hand basin, casement wc, side panelled bath with shower over. Tiling to the walls and floor. Double glazed window to the side and rear.

### **Loft Area**

18' 9" x 13' 2" restricted head room ( 5.71m x 4.01m restricted head room )  
With double glazed skylight window. Access to eaves.

### **Outside**

The front garden is lawned with a driveway leading to the garage.

### **Rear Garden**

The rear garden is lawned with flower beds and fencing to the perimeter.

### **Outbuildings/Garage**

A single garage is attached to the house with a further garage currently being used as an office.

### **Agent's Note**

We have not seen sight of building regulations for the loft area and therefore cannot confirm there are any.



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## Percy Close, Leconfield Beverley

- Extended Semi-Detached House
- Two reception rooms
- 3 Bedrooms
- Garage and Gardens
- Council Tax Band C

Tenure: Freehold EPC Rating: C

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106558 - 0003

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### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



william h brown



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