



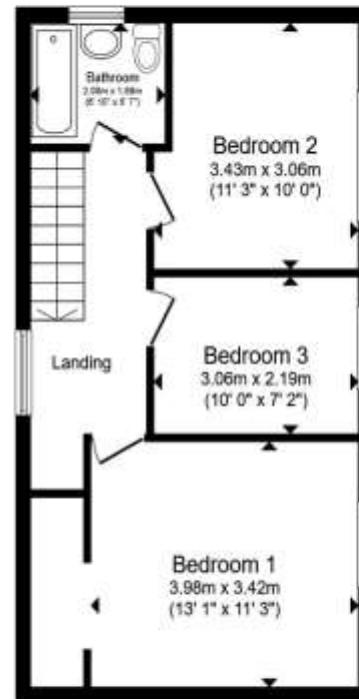
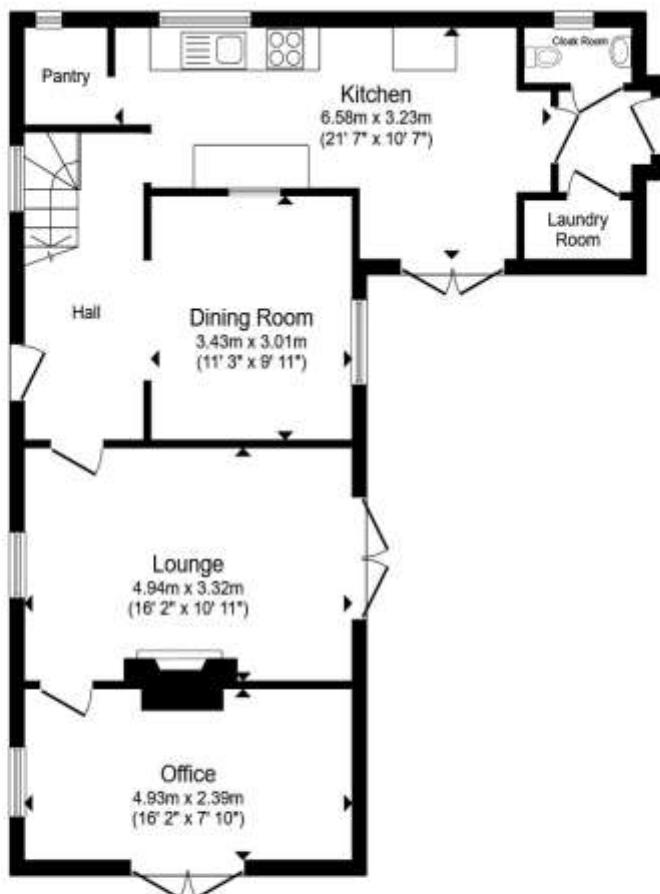
**Old Road, Leconfield, Beverley, HU17 7NH**

**Welcome to**

## **Old Road, Leconfield, Beverley**

An individual detached family home set within one of East Yorkshire's most sought-after villages. Offering versatile living space, a superb Dutch barn, private gardens and excellent access to Beverley, Driffield and the coast, this is a rare opportunity in a truly desirable location.





**Ground Floor**

**First Floor**

Total floor area 115.8 m<sup>2</sup> (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Laundry Room**

**Cloakroom /WC**

**Dining Room**

**Lounge**

**Office**

**Kitchen**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Outside**

To the front of the property is a lawned garden with driveway giving access to garage and timber barn. The side / rear gardens of generous proportion are mainly laid to lawn with paved patio areas and decked seating area. The gardens are fully enclosed and have privacy from the fenced surround

**Garage**

Detached brick garage, with up and over door and power points provided.

**Agents Note**

Under the terms of the Estate Agency Act 1979 please note that the vendor of this property is a relative of an Employee of

## Welcome to

### Old Road, Leconfield Beverley

- Prime central non-estate position within a highly sought-after East Yorkshire village
- Individual detached family home offering spacious and versatile living accommodation
- Superb 18 ft x 18 ft Dutch barn plus private driveway and detached garage
- Generous wrap-around private gardens with mature surroundings
- Excellent access to Beverley, Driffield, the Wolds and the East Yorkshire coast

Tenure: Freehold EPC Rating: D

Council Tax Band: E

Price

**£340,000**



**view this property online** [williamhbrown.co.uk/Property/BEV107437](http://williamhbrown.co.uk/Property/BEV107437)

#### Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property



Property Ref:  
BEV107437 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



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