



Grange Road, Leconfield, Beverley, HU17 7LE

Welcome to

Grange Road, Leconfield, Beverley

realistically priced extended semi-detached family home offering generous living space, extensive wrap-around gardens and a popular Beverley village location - ideal for families and buyers seeking space and value.



Entrance Hall

Lounge

15' 2" x 11' into Bay (4.62m x 3.35m into Bay)

Dining Kitchen

22' x 8' 3" (6.71m x 2.51m)

Utility Room

Ground floor Shower Room

Sitting Room

13' x 10' 4" (3.96m x 3.15m)

Landing

Bedroom One

15' 2" x 11' Max (4.62m x 3.35m Max)

Bedroom Two

13' x 8' 4" (3.96m x 2.54m)

Bathroom

Outside

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding please contact the branch and we will endeavour to check for you.

Welcome to

Grange Road, Leconfield, Beverley

- Extended semi-detached family house
- Extensive wrap-around gardens
- Popular Beverley village location
- Versatile and well-proportioned accommodation
- Realistically priced to sell

Tenure: Freehold EPC Rating: C
Council Tax Band: B

Price

£140,000

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 880488.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107450



Property Ref:
BEV107450 - 0002

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.

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