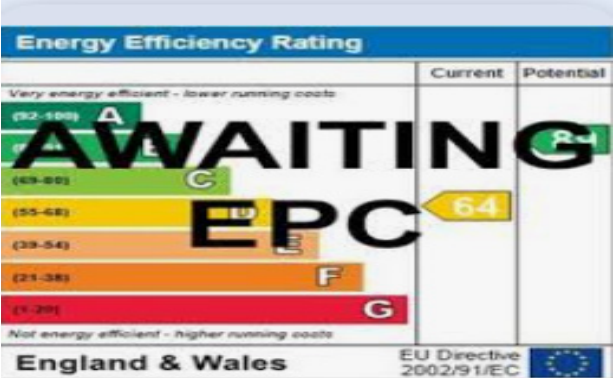
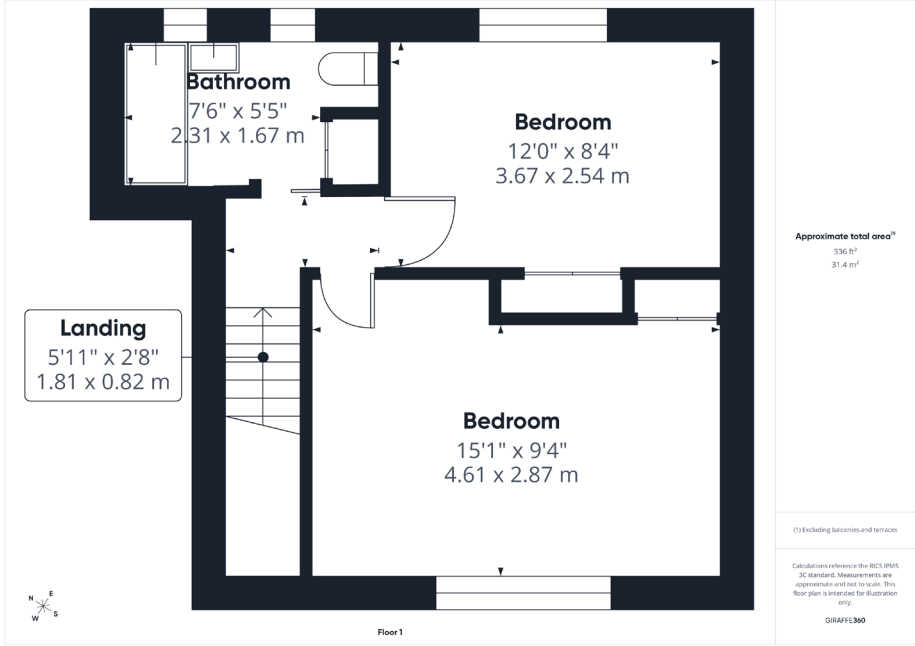
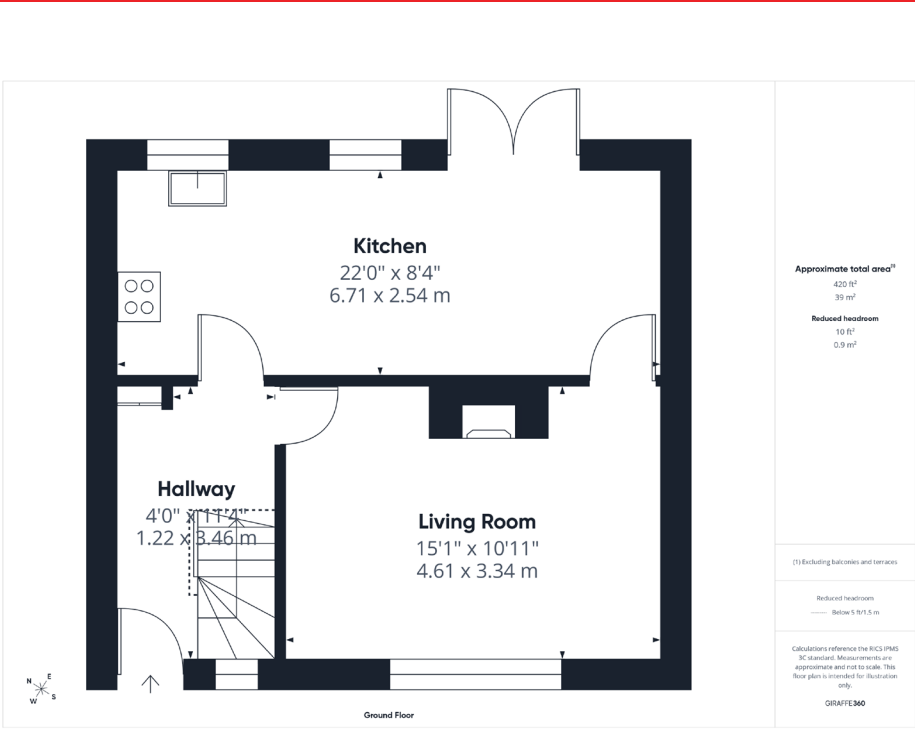




HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£195,000

2 Carnaby Close,
Leconfield,
HU17 7LA



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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The accommodation comprises: an Entrance Hall, a spacious Living Room with views over the large garden, a good sized Dining Kitchen with French doors opening onto the rear garden, a large Double Bedroom, another Double Bedroom and a Bathroom. There are largely lawned and well maintained spacious gardens to the front and rear, and there is a large area of gravelled off street parking to the rear.

Early viewing is highly recommended, in particular to appreciate the outside space this lovely property offers. We also have an informative 360 degree tour available which will provide an excellent insight into both the external and internal space.

LOCATION

Leconfield is a popular village just to the north of Beverley. Local amenities include a church, a primary school and a sports club. Leconfield has significant appeal given its proximity to Beverley and the regular buses that pass through it on their way to Beverley or Driffeld.

ACCOMMODATION

Entrance Hall - stairs to the first floor.

Living Room - with a fireplace and a large window overlooking the garden.

Dining Kitchen - a spacious dining kitchen with a range of base and wall mounted units at one end allowing for good dining space at the other. There is plumbing for a washing machine, a stainless-steel sink and single drainer, two windows to the rear and French doors opening onto the garden.

First Floor Landing

Bedroom 1 - a spacious double bedroom with a window.

Bedroom 2 - a double bedroom with a window.

Bathroom - a three piece suite in white comprising a panelled bath with shower over, a low flush WC and a pedestal wash hand basin. Part tiled walls, built in cupboard and two windows to the rear.

Gardens and Parking - the property is blessed with generous gardens to the front and rear that are well maintained and largely laid to lawn with some herbaceous planting and a couple of patio areas. There is a hedge and fencing to the perimeter. A spacious gravelled driveway provides off street parking for a number of vehicles.

2 Carnaby Close, Leconfield, HU17 7LA

DESCRIPTION

If you are looking for a large garden but don't want to have to buy a large house to get it, this lovely property in Leconfield could well be the one for you. This two bedroom semi detached house has good sized gardens to the front and rear which may also allow for significant extension (subject to necessary permission). Early viewing is essential to appreciate all that it offers.

With spacious gardens to the front and rear as well as being well presented there is a lot to like about this lovely property. Whether you are looking for larger gardens or a property that would be suitable to extend (subject to necessary permissions) this semi detached house is worth viewing at your earliest opportunity. The house has been a much loved home to the current owners for some time and is likely to suit a variety of purchasers. It benefits from gas fired central heating and uPVC double glazing.

