



The Poplars, Leconfield Beverley HU17 7NB

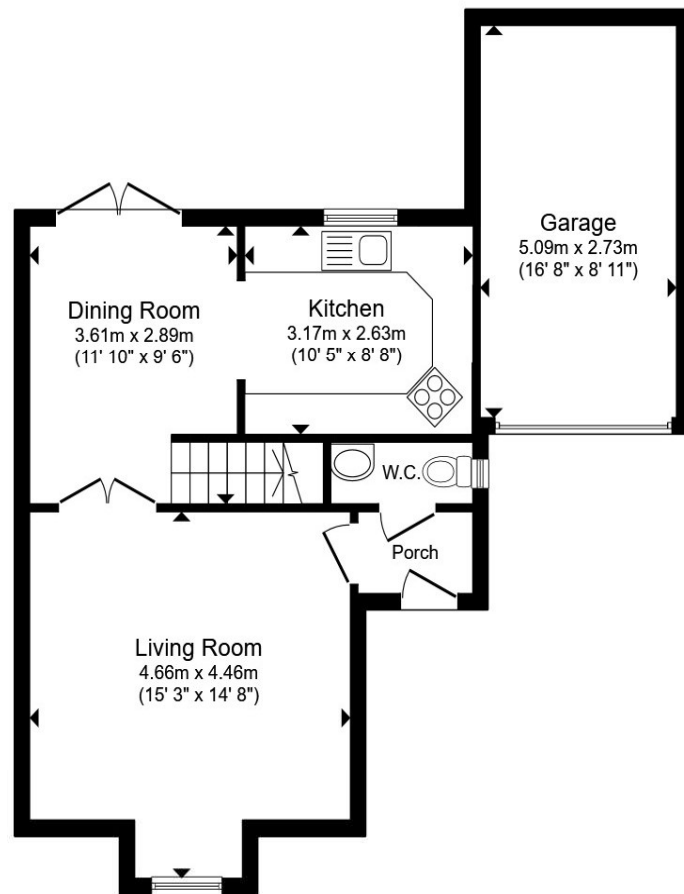
Welcome to

The Poplars, Leconfield Beverley

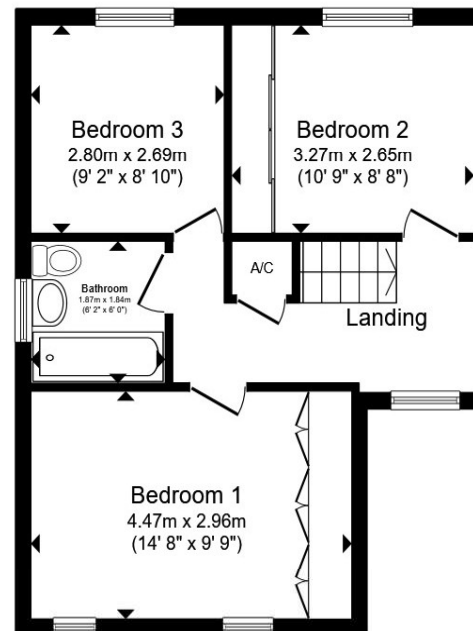
An exciting opportunity to purchase this beautifully presented three-bedroom detached home, tucked away in a highly sought-after position within the charming village of Leconfield.

This attractive property has been thoughtfully maintained and offers stylish, ready-to-move-into accommodation.





Ground Floor



First Floor

Total floor area 98.3 m² (1,058 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



Entrance Porch

Cloakroom / Wc

Living Room

Dining Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

The Poplars, Leconfield Beverley

- Guide Price £330,000 - £340,000
- Detached 3 bed home in village location
- Immaculate and well-presented throughout
- Open-plan feel kitchen and dining area
- Driveway leading to garage

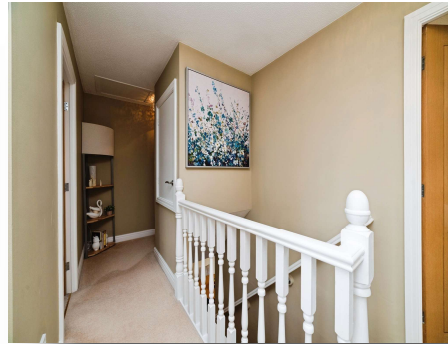
Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£330,000 - £340,000

Directions to this property:

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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV107725](https://www.williamhbrown.co.uk/Property/BEV107725)



Property Ref:
BEV107725 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)