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Quick & Clarke

PROPERTY SPECIALISTS

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37 Miles Lane, Leconfield, Beverley HU17 7NW

£244,950

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- No onward chain
- Flexible spacious family house
- Three/Four bedrooms
- Stunning kitchen with granite work surfaces
- Conservatory
- Easy to maintain gardens
- Position overlooking park
- Extensive parking and garage
- Council Tax Band: C
- EPC Rating: D

Lovingly updated over time and with the benefit of a stunning kitchen with granite work surfaces and modern built-in wardrobes to all three first floor bedrooms this attractive family house offers so much. In a superb location overlooking Leconfield playing fields which will be attractive to families the property is offered to the market with no onward chain and also has the additional benefit of the option to use one of the ground floor reception rooms as a bedroom, as has been used in the past. The gardens are easy to maintain and the property benefits from a conservatory, extensive off street parking and garage.

LOCATION

The property is located on Miles Lane in a superb position overlooking Leconfield playing fields and Social Club to the front.

The village of Leconfield lies approximately 3 miles North of Beverley and as such offers convenient access into the town and surrounding areas by road and rail. The village itself offers a range of facilities including a Primary School with a more extensive range being available in Beverley itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'4" x 8'2" (4.67m x 2.49m)
A wide and welcoming entrance hall with modern uPVC front door with obscured glass panel to one side, stairs to the first floor accommodation and with storage cupboard under. Attractive Karndean flooring.

DOWNSTAIRS CLOAKROOM

4'5" x 4'8" (1.35m x 1.42m)
Fitted with vanity unit with back to the unit w.c. and concealed cistern and semi-recessed hand wash basin with storage under. A number of neighbouring properties have also fitted a shower cubicle in this space.

LIVING ROOM

18'11" x 11'2" (5.77m x 3.40m)
A very well proportioned living room, the focal point being an ornate carved marble fireplace with matching hearth and back housing gas living flame fire. Window to front elevation. Sliding aluminium doors providing access to bedroom 4/dining room.

DINING ROOM / BEDROOM 4

11'0" x 9'11" (3.35m x 3.02m)
Offering flexibility of use a further well proportioned reception room which has also been used as a bedroom in the past. Window overlooking the garden.

KITCHEN

14'7" x 9'3" (4.45m x 2.82m)
Definitely one of the selling points of this property is the stunning modern kitchen with its granite work surfaces and peninsular breakfast bar. Four ring induction hob with modern extractor over and granite splashback, one and a half composite bowl sink and drainer, integrated oven, fridge and cupboard concealing the modern Worcester Bosch boiler with remote Hive controller. Karndean flooring. Window to side elevation and French doors opening into the conservatory.

CONSERVATORY

11'4" x 8'5" (3.45m x 2.57m)
An attractive feature which will capture the morning and midday sun with porcelain tiled floor and door opening onto the rear garden.

FIRST FLOOR

LANDING

With large airing cupboard (3'10" x 3'10") which is shelved out for storage and in some of the neighbouring properties the space has been incorporated into Bedroom 1.

BEDROOM 1

13'11" x 11'11" into wardrobes (4.24m x 3.63m into wardrobes)
Fitted with an extensive range of modern wardrobes with gloss white fronts. Window to the front elevation.

BEDROOM 2

10'4" x 9'6" into wardrobes (3.15m x 2.90m into wardrobes)
Double bedroom with modern sliding fronted wardrobes. Window to rear elevation.

BEDROOM 3

7'2" into wardrobes x 9'7" (2.18m into wardrobes x 2.92m)
Modern fitted wardrobes. Window to rear elevation.

BATHROOM

6'1" x 5'10" (1.85m x 1.78m)
Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and storage under and to the side, back to the unit w.c. with concealed cistern, panelled bath with separate electric shower over and glass screen. Fully tiled walls. Heated towel rail and window to side elevation.

OUTSIDE

The property has a beech hedge on the front boundary which provides a good level of privacy, the front garden being partially enclosed by mature hedging. The garden has been laid under gravel for ease of maintenance and a brick sett drive provides access down the side of the property and offers extensive parking for a number of vehicles.

The rear garden is of a good size for a property of this type and has been laid under decorative stone chippings for ease of maintenance. Accessed through a six foot gate from the driveway the garden is now a blank canvas for the new owner.

GARAGE

Up and over door. Supplied with light and power and obscured glass panel facing onto the rear garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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