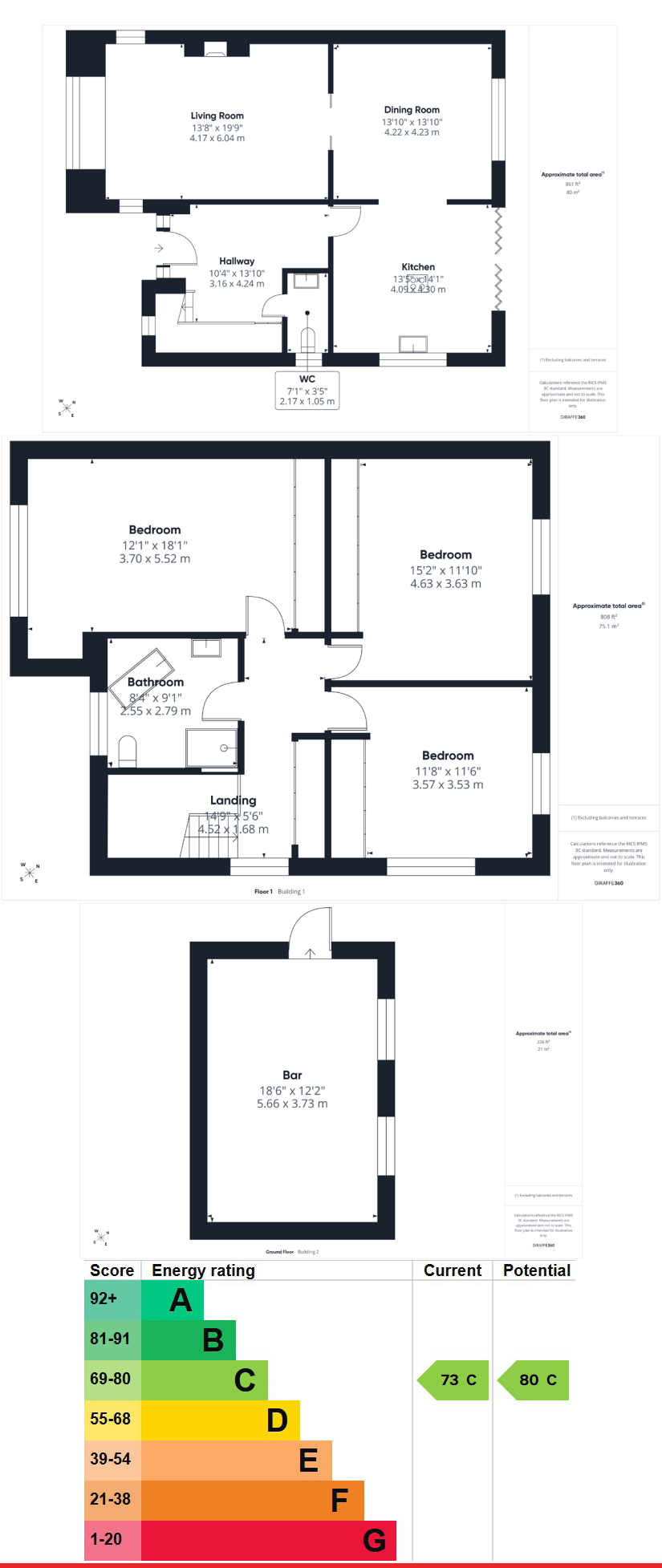




HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

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 'E'.

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



Asking Price
£450,000

White Gables,
3 Main Street,
Leconfield, HU17 7NQ



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

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Dee Atkinson & Harrison



White Gables, 3 Main Street, Leconfield, HU17 7NQ

DESCRIPTION

A really well presented and spacious 3 bedroom detached house on a generous plot that sets it back from the road and provides superb off street parking. With over 1600 sq ft of accommodation this will really suit those looking for space, rather than lots of rooms. Early viewing is essential but we do have a 360 degree tour available in the first instance.

This lovely 3 bedroom individually built detached house provides excellent levels of space across (relatively) few rooms making each one a really good size. That, in addition to its presentation and superb parking provision, will mean it is of interest to a range of purchasers. Anyone looking to accommodate a motor home, caravan or work van will appreciate the space to the front and that beyond the electric gate before the garage. The detached double garage has been split to provide useful storage at the front and a useful space at the rear which is currently used as a bar and lounge area. As well as this there is also a superb covered entertaining area at the rear of the garden which also has a bar area. The property has been much improved by the current owners to include a new kitchen with island, bathroom and full redecoration as well as new floor coverings. The property benefits from gas fired central heating and uPVC double glazing. The accommodation comprises: a spacious Entrance Hall, WC Cloaks, large Living Room, generous Dining Room and an attractively fitted kitchen with an island. To the first floor is a large Double Bedroom, 2 further good sized Double Bedrooms (all with fitted wardrobes) and a superbly fitted Bathroom with shower and freestanding bath.



There are lawned gardens to the front of the property which, along with the generous driveway, set the house back nicely from the road. The driveway leads past a remotely operated gate to a further driveway area which in turn leads to the detached double garage. The garage has been altered to create storage space to the front and a great space at the back, currently housing a bar but which might also provide a workshop or studio space. The rear gardens are largely laid to lawn but also accommodate a spacious covered entertainment area.

LOCATION

Leconfield is a popular village just to the north of Beverley. Local amenities include a church, primary school and 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 - a spacious entrance hall with stairs to the first floor, understairs storage space and a feature window to the front.

WC Cloaks - low flush WC, wash hand basin on a vanity area and a window to the side.

Living Room - a large living room with a feature window to the front, further window to the side and fireplace. Sliding double doors to...

Dining Room - a spacious dining room with a window to the rear.

Kitchen - an attractively fitted modern kitchen with a feature central island that also provides breakfast bar space. The units are topped with a granite style work surface. Fitted appliances include an electric oven, hob and dishwasher. There is a window to the side and bifold doors to the garden.

First Floor Landing - window to the side and built in cupboards providing utility space as well as storage.

Bedroom 1 - a very spacious bedroom with a window to the front and extensive fitted wardrobes.

Bedroom 2 - a double bedroom with a window to the rear and extensive fitted wardrobes.

Bedroom 3 - a double bedroom with a window to the rear and side as well as fitted wardrobes.

Bathroom - an attractively fitted modern bathroom in a wet room style with walk-in shower, freestanding bath, low flush WC and wash hand basin with storage under. Fully tiled walls and floor, and a window to the front.

OUTSIDE

The house is set back from the road with a low brick wall to the boundary. The spacious area at the front of the house allows for an area of lawn but also an extensive gravelled driveway and car hardstanding area. This leads via a high remotely operated gate to a further driveway area running up to the garage. Both this rear area and the front area would provide excellent opportunities for parking or storage of camper vans, caravans or work vans. The double garage is brick built with a pitched roof and its twin double doors give access to a storage area at the front. The rear section has been divided off to provide a space that is currently used as a bar and games room but could also be used as a workshop, gym or studio. The rear gardens are largely laid to lawn but also feature a spacious covered and raised entertainment area that features a bar. There is also a patio area at the rear of the house, a raised bed and timber panelling along one boundary wall with fitted lighting which is also to be found in the entertainment area.

