



Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



14A Main Street, Leconfield, Beverley HU17 7NQ
£199,950

- Detached bungalow
- Over 640 square feet
- Two bedrooms
- Breakfast kitchen and living room
- Shower room
- Ample off street car parking
- Garage
- Open views to rear
- Council Tax Band: B
- EPC Rating: D

A great opportunity to acquire a detached two bedroomed bungalow in this most popular residential village close to the historic market town of Beverley.

The property extends to in excess of 640 square feet having living room with breakfast kitchen, two bedrooms and shower room all of which stand on a very good size plot with ample off street car parking, good size rear garden and open views beyond.

This clean and tidy property does require a small degree of modernisation but this is reflected in the extremely attractive asking price.

LOCATION

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

ALL GROUND FLOOR

ENTRANCE HALL

Built-in cloaks cupboard, storage cupboard, PVCu sealed unit double glazed door and radiator.

LIVING ROOM

12'5" x 10'0" (3.78m x 3.05m)
Polished stone fireplace with electric fire fitted. PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

12'3" x 8'6" (3.73m x 2.59m)
Base and eye level units with roll edge work surfaces incorporating stainless steel sink and drainer sink unit. Wall mounted gas fired central heating boiler. PVCu sealed unit double glazed window and door to outside. Radiator.

BEDROOM 1

12'4" x 9'10" (3.76m x 3.00m)
Double bedroom with fitted wardrobes. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

13'6" x 7'0" (4.11m x 2.13m)
Fitted wardrobes. PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

8'0" x 6'0" (2.44m x 1.83m)
Shower in cubicle with wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a brick sett drive and forecourt offering excellent off street car parking facility with space to turn along with planting beds.

The rear garden is laid with brick setts along with gravel pathways and vegetable planting beds.

GARAGE

The property benefits from an attached single garage with up and over door.

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 PVCu double glazing.

TENURE

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

VIEWING

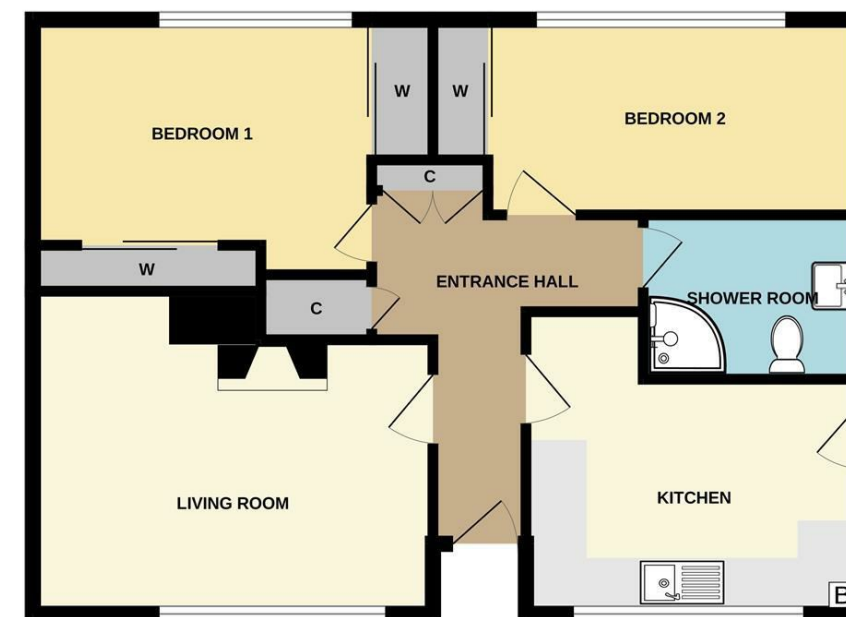
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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

GROUND FLOOR



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.
Made with Metropix C2024