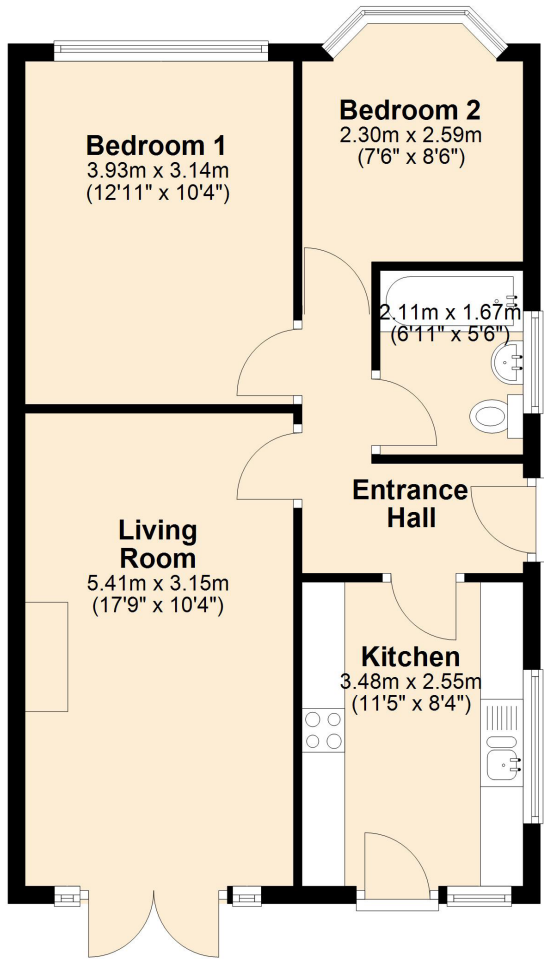
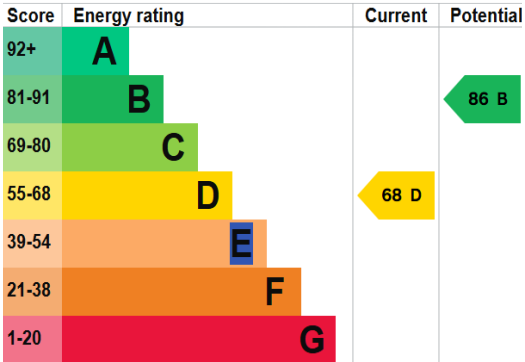


Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



Total area: approx. 55.2 sq. metres (594.0 sq. feet)



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

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.

£169,950

11 Percy Close,
Leconfield



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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



11 Percy Close, Leconfield, HU17 7NZ

A two bedroom semi detached bungalow occupying an end of cul de sac location in this highly regarded village just north of Beverley. The property is likely to require some cosmetic updating by most purchasers but has a good sized living room, westerly facing rear garden and a detached garage.

With gas fired central heating and uPVC double glazing the accommodation comprises: Entrance Hall, Living Room with French windows to the garden, a Kitchen, two Bedrooms and a Bathroom. There is a lawned garden to the front of the property. A block paved driveway provides off street parking for a number of cars and leads to a single garage. A great opportunity to acquire an appealingly proportioned bungalow at a good price in this sought after village.

LOCATION

The property sits at the end of Percy Close, a cul de sac on the development within Leconfield. Leconfield has significant appeal given its proximity to Beverley and the regular buses that pass through it on their way to Beverley or Driffield.



ACCOMMODATION

Entrance Hall

Living Room

With French windows to the garden.

Kitchen

With a range of base and wall mounted units in white and a large window providing lots of light plus a further window to another aspect.

Bedroom 1

A good sized double bedroom.

Bedroom 2

A smaller double bedroom.

Bathroom

Three piece suite in white comprising a panelled bath with shower attachment, low flush WC and wash hand basin with cupboard underneath.



OUTSIDE

There is a lawned garden to the front of the property. A block paved driveway provides off street parking for a number of vehicles and leads to a single garage with up and over door and a courtesy door to the side. There are further westerly facing gardens to the rear, largely paved for ease of maintenance, and with a greenhouse.