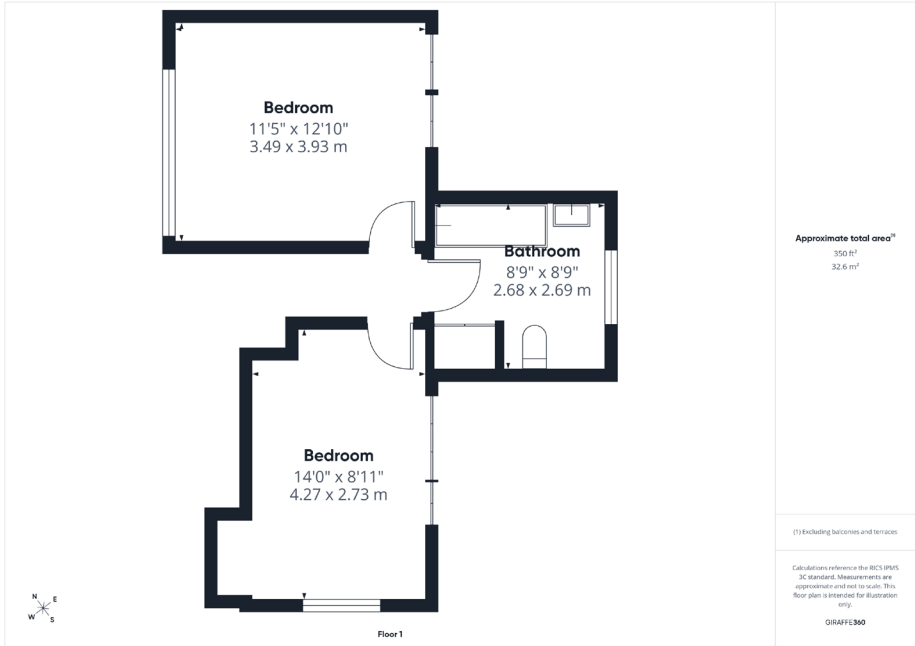
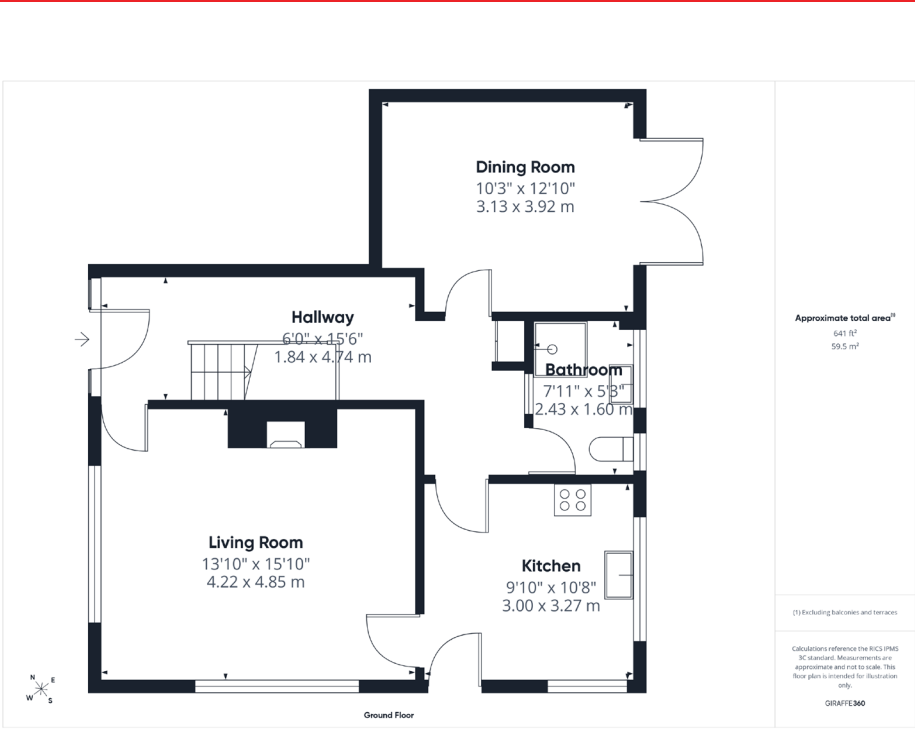




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 'C'.

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



Asking Price
£260,000

**6 Pasture Close,
Leconfield,
HU17 7NL**



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

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Dee Atkinson & Harrison



6 Pasture Close, Leconfield, HU17 7NL

DESCRIPTION

A three bedroom semi detached home with two first floor double bedrooms which also has the potential for single floor living if required. The property offers almost 1000 sq ft of space, attractive gardens and an integral garage. It has been a much loved and well looked after home for some time and properties on this small cul-de-sac are rarely available so early viewing is considered essential. There is no forward chain.

It has been 11 years since a property was available to buy on this small cul-de-sac, that is how rare an opportunity this is and a measure of how sought after they are. Pasture Close leads off Old Road so is towards the edge of this popular village. The house itself provides nearly 1000 sq ft of space, attractive gardens and an integral garage. A dormer or chalet style property, it has two double bedrooms and a bathroom on the first floor so it can be used as a 2-storey home. The ground floor also has a large room that is currently used as a dining room/study but would make a good bedroom that would have the use of the ground floor shower room, if so required. The accommodation is both generous in size and flexible. It has been well maintained and benefits from gas fired central heating and uPVC double glazing.



The accommodation in full comprises: an Entrance Hall which leads through giving access to the rear rooms as well as to the staircase, Living Room, a Fitted Kitchen, a Dining Room/Study and a Shower Room. To the first floor there is a Double Bedroom, a Single Bedroom and a spacious Bathroom. A block paved double width driveway provides off street parking and leads to an integral single garage. There are well maintained largely lawned gardens to the front of the house and further largely lawned and mature gardens to the rear.

This lovely home in such a delightful location must be viewed to be fully appreciated. We also have a 360 degree tour available which will provide an excellent insight to the property in the first instance.

LOCATION

The property is situated off Old Road in Leconfield towards the end where it exits the village. It is a small cul-de-sac where properties are rarely available. 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 Driffield.

ACCOMMODATION

Entrance hall - giving access to all the rooms on the ground floor rather than just the stairs and living room.

Living Room - a spacious living room with windows to two aspects and a fireplace.

Kitchen - fitted with a range of base and wall mounted units and including an electric hob and double oven. Windows to the side and rear and a door to the side. There is a stainless steel sink and double drainer as well as plumbing for an automatic washing machine.

Dining Room/Study - a good sized room with French doors to the garden. This room would also provide space for a double bedroom if required.

Shower Room - a three piece suite in white comprising a shower unit, low flush WC and wash hand basin. There are part tiled walls and a window to the rear.

First Floor Landing

Bedroom 1 - a good sized double bedroom with a window to the front and built in cupboards.

Bedroom 2 - a single bedroom with a window to the side and built in cupboards.

Bathroom - a good sized bathroom with a four piece suite including a panelled bath, low flush WC, pedestal wash hand basin and bidet. A built in cupboard and a window to the rear.

Driveway and Garage - there is an attractively block paved double width driveway that leads to an integral single garage.

Gardens - there is a well maintained largely lawned garden to the front of the property with a border and some shrubs and hedging. The rear garden is also well maintained and largely lawned with a patio area, a herbaceous border and timber fencing to the perimeter. There is also a timber shed.

