

# Quick & Clarke

PROPERTY SPECIALISTS

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**10 Percy Close, Leconfield HU17 7NZ**  
**£169,950**

- Semi-detached bungalow
- 2 bedrooms
- 590 square feet
- Central heating & double glazing
- Attractive plot
- Popular village location
- Good access to Beverley
- Ample off-street parking
- Garage
- EPC Rating: C; Council Tax Band: B

A purpose-built semi-detached true bungalow which extends to approximately 590 square feet, requiring a degree of modernisation but located in a very popular village on a good size plot.

The property offers entrance hall, well proportioned living room, master double bedroom with single bedroom two, kitchen to the rear overlooking the garden and bathroom. Gas fired central heating and PVCu sealed unit double glazing have been installed.

#### 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

##### ENTRANCE HALL

PVCu sealed unit double glazed door and radiator.

##### LIVING ROOM

16'9" x 10'3" (5.11m x 3.12m)

Wall mounted gas fire, PVCu sealed unit double glazed window and radiator.

##### KITCHEN

11'5" x 8'4" (3.48m x 2.54m)

Base and eye level units with timber effect roll edge work surfaces, integrated electric oven and hob, one and a half bowl single drainer sink unit, built-in boiler cupboard, PVCu sealed unit double glazed windows to two elevations, door to rear garden and radiator.

##### BEDROOM 1

13'10" x 10'3" (4.22m x 3.12m)

Built-in wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

8'4" x 7'5" (2.54m x 2.26m)

PVCu sealed unit double glazed window and radiator.

##### BATHROOM

6'10" x 5'5" (2.08m x 1.65m)

Panelled bath with shower attachment, pedestal wash basin and low level w.c., part tiled walls, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the front of the property is a gravel and planted garden with concrete side driveway offering excellent off-street car parking facility.

The rear lawned and paved garden offers good outside space with planting beds and seating areas, and adjoins an area of open space to the rear.

##### GARAGE

The property benefits from a brick and felt single garage.

##### 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](mailto: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.

While 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 are not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 0225