

staniford
grays



3 Percy Close, Leconfield, Beverley, HU17 7NZ

£285,000





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Beverley, HU17 7NZ

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- SPACIOUS OPEN PLAN KITCHEN DINER DAYROOM
- FOUR BEDROOMS
- VILLAGE LOCATION
- SPACIOUS REAR GARDEN
- BI FOLD DOORS TO THE REAR GARDEN
- TWO BATHROOMS
- NO ONWARD CHAIN

Extended four Bedroom Dormer Bungalow - Leconfield

Located in the village of Leconfield, this extended four bedroom semi-detached dormer bungalow has been significantly improved by its current owners and offers a generous, flexible layout.

The real centrepiece is the stunning open plan kitchen, dining and day room, a recently installed, beautifully specified space flooded with natural light and opening directly onto the rear garden via full width bi-fold doors. It's the kind of room that works equally well whether dining or entertaining on a summer evening. A spacious lounge and a shower room also occupy the ground floor.

Up stairs there are four bedrooms including two good sized doubles and a bathroom, ensuring the practicalities of family life are well catered for.

Outside, a spacious rear garden offers real scope for children, entertaining or simply unwinding, while off street parking to the front comfortably accommodates multiple vehicles, a genuine everyday convenience.

Village living doesn't get much more straightforward than this.

Get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 15'2" x 7'11" (4.63m x 2.43m)
Composite entrance door with privacy glass panels, central ceiling light and an understairs cupboard.

SHOWER ROOM 11'2" x 7'11" (3.42m x 2.42m)
Wooden door with brass handles, ceiling spotlights, tiled floor, front aspect uPVC double glazed privacy window, chrome towel radiator, low flush WC, vanity unit with wash hand basin and mixer tap, shower cubicle and extractor fan.

LOUNGE 18'11" x 11'2" (5.78m x 3.42m)
Wooden sliding pocket door, wooden double doors, front aspect uPVC double glazed window, chrome central light fitting, stone fire place with gas fire and wooden mantle piece.

KITCHEN 26'0" x 22'7" (7.94m x 6.90m)
Wooden door with brass handles, vinyl floor, rear aspect uPVC double glazed window, side aspect uPVC double glazed window, sky lantern, ceiling spotlights, storage cupboard, one and a half bowl drainer sink with mixer tap, integrated four ring electric hob and fridge freezer, chrome extractor hood, eye level oven and grill and dish washer.

BEDROOM ONE 14'0" x 9'0" (4.27m x 2.76m)
Wooden door with brass handles, pendant light fitting with fan, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM TWO 10'7" x 9'8" (3.24m x 2.97m)
Wooden door with brass handles, laminate floor and a chrome spotlight fitting,

BEDROOM THREE 9'6" x 7'5" (2.90m x 2.28m)
Wooden door with brass handles, rear aspect uPVC double glazed window and central ceiling lights.



BEDROOM FOUR

7'7" x 6'1" (2.33m x 1.87m)

Wooden door with brass handles, front aspect uPVC double glazed window and a central ceiling light.

BATHROOM

6'0" x 5'10" (1.84m x 1.78m)

Wooden concertina door, laminate floor, side aspect uPVC double glazed window, ceiling spotlights, towel radiator, mermaid board walls, low flush WC, vanity unit with wash hand basin and mixer tap, wall mounted mirrored vanity unit, shower enclosure with mixer shower and extractor fan.

EXTERIOR

To the front a block paved and concrete drive with wooden boundary fence. To the rear a lawned garden with wooden fence surround.

AGENTS NOTE

Photography includes some AI imagery of furniture for representation purposes only.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

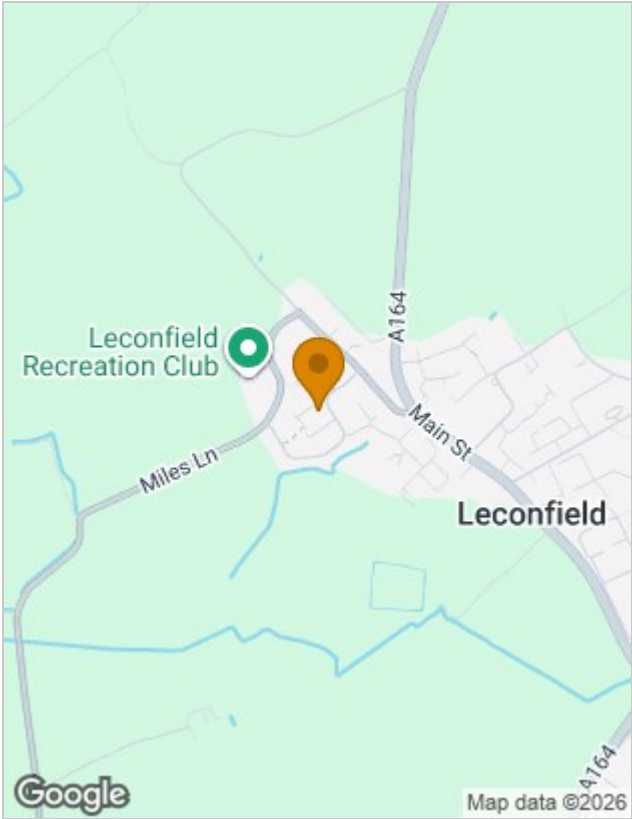




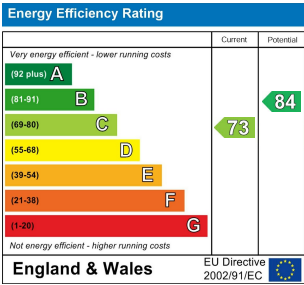
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.