



**Main Street, Leconfield, Beverley, HU17 7NQ**

**Welcome to**

**Main Street, Leconfield, Beverley**

Detached family house situated in a sought-after non-estate village location, offered with immediate vacant possession. Featuring generous room sizes, conservatory side extension, full width lounge with French doors, three first floor bedrooms and extensive side parking area.



**Entrance Hall**

12' x 9' 6" ( 3.66m x 2.90m )

**Full Width Lounge**

24' 6" x 12' ( 7.47m x 3.66m )

**Kitchen**

17' x 12' ( 5.18m x 3.66m )

**Conservatory**

14' 4" x 8' 8" ( 4.37m x 2.64m )

**Landing****Bedroom One**

12' 7" x 9' 9" Plus door entrance ( 3.84m x 2.97m Plus door entrance )

**Bedroom Two**

12' 6" x 12' extending to 14' 4" ( 3.81m x 3.66m extending to 4.37m )

**Bedroom Three**

12' x 9' 4" narrowing to 6' 4" ( 3.66m x 2.84m narrowing to 1.93m )

**Bathroom**

12' x 6' 4" ( 3.66m x 1.93m )

**Outside****Agents Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding please contact the branch and we will endeavour to check for you.

## Welcome to

### Main Street, Leconfield Beverley

- Detached family house in non-estate village location
- Offered with immediate vacant possession
- Extensive side parking area for multiple vehicles
- Conservatory side extension providing additional living space
- Three bedrooms and bathroom with corner jacuzzi bath

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107653](http://williamhbrown.co.uk/Property/BEV107653)



Property Ref:  
BEV107653 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 880488**



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



**williamhbrown.co.uk**