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Old Road

Leconfield, Beverley, HU17 7NH

Offers In The Region Of £300,000

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Council Tax: D





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Entrance Hall
UPVC front entrance door, coving, radiator, power points and stairs ascending to the first floor landing.

Guest Cloakroom
UPVC window to the front aspect, a two piece sanitary suite comprising of a low flush WC, wash hand basin with vanity unit. tiled walls and flooring, radiator and water meter.

Lounge / Diner
UPVC windows to the front and rear aspects. stone effect gas feature fireplace, coving, TV point and power points.

Kitchen
UPVC window to the rear aspect, offering views over the pretty garden. Modern fitted kitchen offering a range of wall and base units with granite work surfaces, tiled splash backs, Neff double oven, electric hob, extractor fan, plumbing for a dishwasher, sink and drainer unit, coving, tiled flooring, under stairs cupboard and power points.

Utility Room
UPVC window and door and window to the rear aspect, range of base units with granite work surfaces, plumbing for a washing machine, tiled splash backs, tiled flooring. door opening to the tandem garage that offers further utility space.

Landing
UPVC window to the side aspect and large storage cupboard, housing the modern combi-boiler.

Bedroom 1
UPVC window to the front aspect. Fitted bedroom furniture to include wardrobes, dressing table and chest of drawers, bookcase and bedside units, radiator and power points.

Bedroom 2
UPVC window to rear aspect, offering views of the garden. fitted wardrobes, chest of drawers, bookcase, fitted mirror, coving, radiator and power points.

Bedroom 3
UPVC window to front aspect. coving, radiator and power points.

Shower room
UPVC window to rear aspect, Modern three-piece suite to include low flush WC, wash hand basin with vanity, walk-in mains shower, tiled walls and floor, heated towel rail, shaver point and extractor fan.

Garage / further utility area
Large, tandem double garage with up-and-over electric door, power and light. There is ample space to create an additional utility space as there is existing space for a dryer and a large freezer unit.

Front garden / drive
The property is set back from the road with a brick driveway, leading to a garage. The front garden contains mature beds and planting and the driveway offers parking for up to 3 vehicles.

Rear garden
Large, attractive rear garden which is mainly laid to lawn with mature planting, patio area, greenhouse and a garden shed.

Nestled in the charming village of Leconfield, Beverley, this delightful house on Old Road presents an excellent opportunity for those seeking a much-loved family home. With three well-proportioned bedrooms and positioned on a good sized plot, this property offers ample space for comfortable living.

The heart of the home is a welcoming reception room offering space for living and dining that provides a perfect setting for family gatherings or quiet evenings. The flexible living space allows for various configurations, catering to your lifestyle needs. Natural light floods the interiors, creating a bright and airy atmosphere that enhances the overall appeal of the property.

One of the standout features of this home is its beautiful rear garden, which is both sunny and picturesque. It offers a wonderful outdoor space for children to play, for gardening enthusiasts, or simply for enjoying the fresh air. Additionally, the property boasts plenty of parking, ensuring convenience for you and your guests.

This house is ready for new owners to add their personal touch and make it their own. With its idyllic village location and the potential for a warm family environment, this property is not to be missed. Whether you are a first-time buyer or looking to settle into a peaceful community, this home offers a perfect blend of comfort and charm.

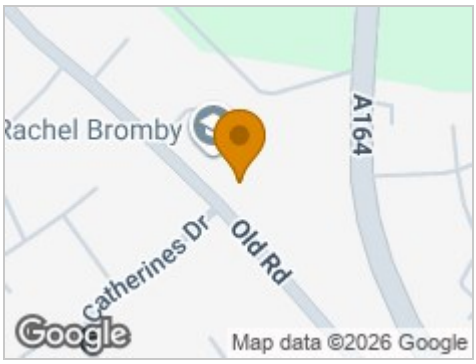








Road Map



Hybrid Map



Terrain Map



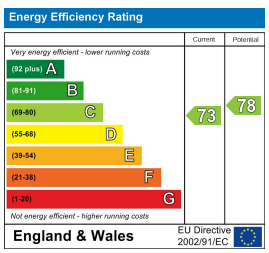
Floor Plan

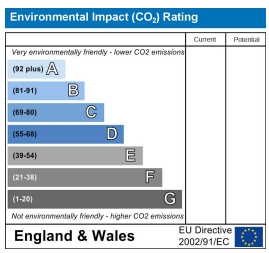


Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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