



5 Miles Lane, Leconfield, Beverley, HU17 7NW

£265,000



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Beverley, HU17 7NW

- MODERNISED SEMI DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION
- GARAGE AND WORKSHOP
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- LARGE PLOT AND GARDEN

Spacious modernised three bedroom semi detached bungalow, set in a village position.

Positioned in the sought after village of Leconfield, this beautifully modernised semi detached bungalow offers an ideal opportunity for those looking to downsize without compromise.

Thoughtfully updated by the current owners, the property delivers a beautifully presented balance of comfort, practicality and style. The versatile layout is particularly appealing, featuring a generous ground floor double bedroom, ideal for single level living if desired alongside a ground floor bathroom and two further well proportioned double bedrooms to the first floor.

At the heart of the home sits a welcoming kitchen diner, designed for both everyday living and entertaining, complete with a useful pantry for additional storage and a utility room. To the front, the lounge provides a cosy yet bright space to relax, enjoying a pleasant outlook.

Externally, the property truly excels. Occupying a generous plot, the rear garden is mainly laid to lawn with a patio area and plenty of space to grow and includes a greenhouse. Perfect for enjoying the outdoors on warmer days and it benefits from an upgraded shed. To the front, a private driveway offers ample off street parking for multiple vehicles, complemented by an additional lawned area.

A substantial garage block to the rear and side further enhances the appeal, incorporating a traditional garage with up-and-over door, along with a large workshop to the



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 6'3" x 4'5" (1.93m x 1.37m)
Composite entrance door, tiled floor, ceiling spotlights with side aspect uPVC double glazed windows.

LOUNGE 15'11" x 12'1" (4.86m x 3.70m)
uPVC door, oak laminate wood floor, ceiling spotlights, front aspect uPVC double glazed window, under stairs cupboard (boiler housed), front aspect uPVC double glazed window and a fire place with electric fire.

BEDROOM THREE 12'10" x 9'11" (3.92m x 3.03m)
Wood door with chrome handles, oak laminate wood floor, central ceiling chrome light fitting and a front aspect uPVC double glazed window.

BATHROOM 10'4" x 6'9" (3.17m x 2.08m)
Wood door with chrome handles, tiled floor, two central ceiling lights, chrome towel radiator, vanity unit with wash hand basin and mixer tap, shower enclosure with mixer shower, bath, low flush WC and full splash back tiling.

KITCHEN/DINER 15'10" x 12'0" (4.83m x 3.67m)
Oak trifold doors to the lounge, laminate wood floor, ceiling spotlights, rear aspect uPVC double glazed window, stainless steel drainer sink, integrated oven and grill, dishwasher, extractor, four ring gas hob and a range of wall and base units.

PANTRY
With tiled floor, wall mounted shelving, ceiling strip lighting and roller island.

UTILITY ROOM 7'10" x 5'4" (2.39m x 1.65m)
Wooden door with chrome handles, tiled floor, uPVC rear door with glass panels, rear aspect, ceiling strip light, stainless steel drainer sink with mixer tap, extractor fan, plumbing for washing machine and space for a fridge freezer.

STAIRCASE AND LANDING 11'8" x 3'4" (3.58m x 1.02m)
With carpeted floor, two chrome spotlight fittings, side aspect uPVC double glazed window, loft access, airing cupboard and a storage cupboard.



BEDROOM TWO 11'2" x 8'7" (3.41m x 2.62m)
Wood door with chrome handles, carpeted floor, ceiling spotlights and a rear aspect uPVC double glazed window.

BEDROOM ONE 14'7" x 8'7" (4.45m x 2.62m)
Wooden door with chrome handles, carpeted floor, two ceiling chrome light fittings, rear aspect uPVC double glazed windows and built in wardrobes.

GARAGE 23'2 x 9'4 (7.06m x 2.84m)
With an up and over manual door, concrete floor, full power and light, uPVC personal door to the side with an adjacent window.

LARGE WORKSHOP 24'9 x 9'9 (7.54m x 2.97m)
Within the garage block and with access to the rear through a uPVC door, dual aspect windows to the rear and side, full power and light and concrete floor.

EXTERIOR
To the front a concrete driveway with lighting, a lawned garden, shrub and shale borders with wooden fence and hedge surround and wooden gates. To the rear insulated shed with power and light (2.34m x 1.75m) Large 1200 litre water butt Bramley apple tree.

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 :
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

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.

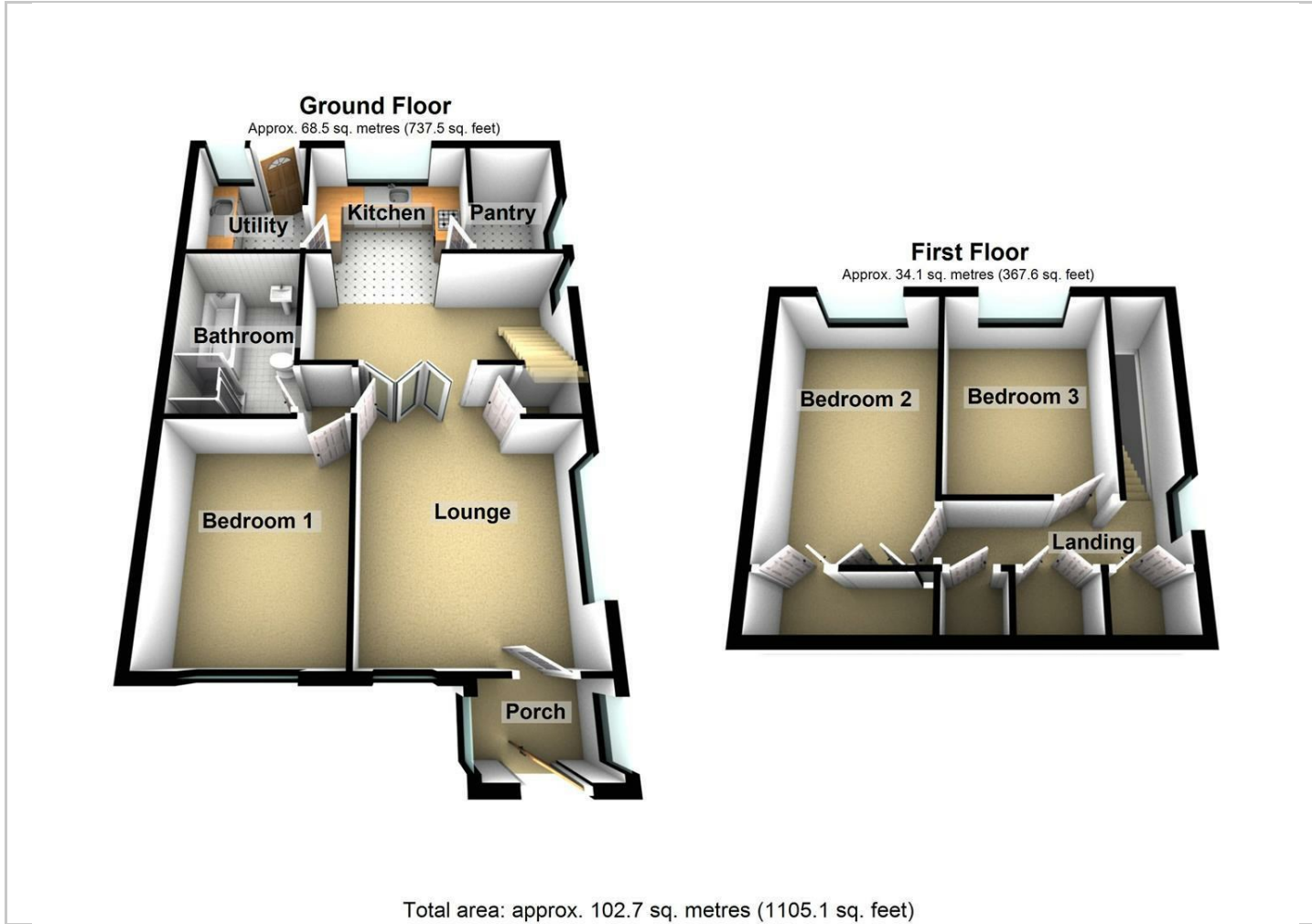
MISREPRESENTATION ACT 1967

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



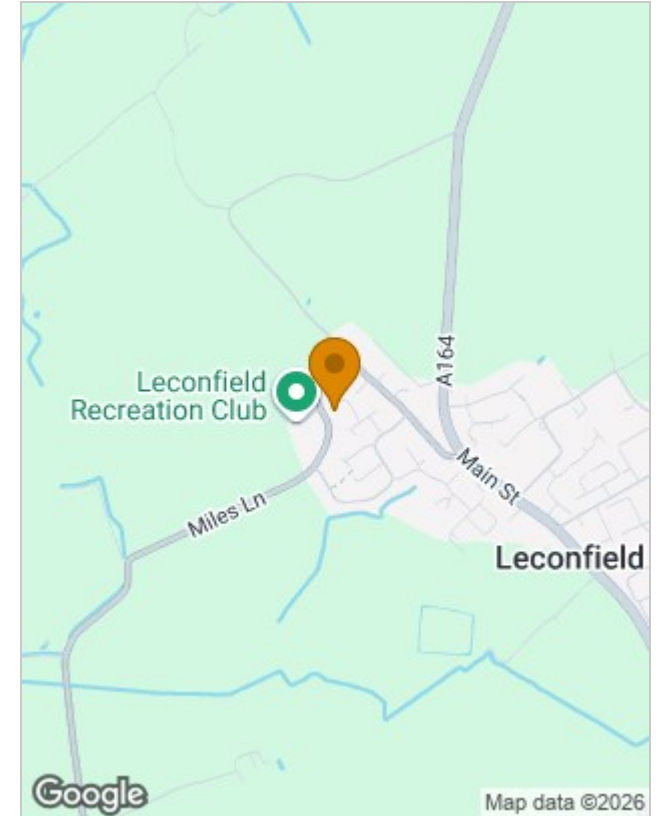
Viewing

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

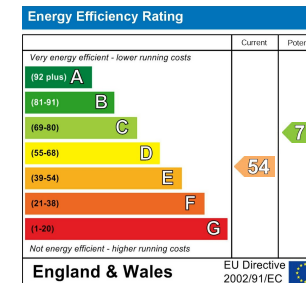
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

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Location Map



Energy Performance Graph



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