staniford grays

Castle Elms Main Street, Leconfield, Beverley, HU17 7NQ

£345,000

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People Watching
EAT DRINK NAP

Castle Elms Main Street

Beverley, HU17 7NQ

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- THREE BEDROOM DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINING ROOM
- TRADITIONAL FEATURES
- UNIQUE OUTDOOR DINING AREA
- BI FOLD DOORS TO OUTDOOR DINING AREA
- TASTEFULLY MODRNISED THROUGHOUT

Set within the popular village of Leconfield, this beautifully presented three bedroom detached home blends charming traditional character with modern taste, creating an ideal setting for family life.

A welcoming and spacious entrance hallway immediately sets the tone, with a cloak room WC set off it and leading to a delightful front lounge where a classic bay window and traditional fireplace create a warm and inviting living space. Throughout the home, character features have been thoughtfully retained and restored, including period style fireplaces, original door handles and attractive oak internal doors.

To the rear is the true heart of the home, a superb open plan kitchen and dining area, designed with modern living in mind. Bi fold doors open seamlessly onto an outdoor dining area and rear garden, perfect for entertaining and enjoying the garden during the warmer months.

The rear garden has been designed for low maintenance and offers a pleasant outdoor retreat.

Upstairs, the property offers three well proportioned bedrooms, each benefiting from fitted wardrobes, along with a contemporary family bathroom finished to a modern standard. Externally, a generous gravelled driveway provides parking for multiple vehicles.

Get in touch and book your viewing today!

ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'6" x 2'8" (1.69m x 0.82m)
Wooden arched entrance door, tiled floor, ceiling spotlights with tiled walls.

ENTRANCE HALL 15'1" x 5'5" (4.60m x 1.66m)
Wooden door with glass panels, travertine tiled floor, central ceiling spotlights, wood panelled walls and an understairs cupboard.

CLOAK ROOM/WC 8'0" x 3'10" (2.46m x 1.19m)
Wooden door with traditional handles, parquet wood flooring, pendant light fitting, side aspect uPVC double glazed window, vanity unit with wash hand basin and mixer tap, low flush WC and wood panelled walls.

LOUNGE 14'0" x 10'7" (longest and widest) (4.27m x 3.23m (longest and widest))
Oak door with traditional handles, carpeted floor, front aspect uPVC bay window, pendant light fitting, fire place with wood surround and wood burning stove.

STAIRCASE AND LANDING 7'4" x 6'5" (2.25m x 1.97m)
Carpeted floor, pendant light fitting, side aspect uPVC double glazed privacy window, loft hatch and a wooden banister with ornate metal spindles.

BATHROOM 8'3" x 7'3" (2.52m x 2.23m)
Oak door with traditional handles, vinyl floor, two side aspect uPVC double glazed window, low flush WC, pedestal wash hand basin, bath with mixer shower and full splash back tiles.

BEDROOM ONE 11'10" x 9'8" (3.63m x 2.96m)
Oak door with traditional handles, carpeted floor, ceiling spotlights, rear aspect uPVC double glazed window and fitted wardrobes.

PRINCIPAL BEDROOM 15'4" x 10'0" (4.69m x 3.07m)
Oak door with traditional handles, carpeted floor, two wall lights, pendant light fitting, front aspect uPVC double glazed bay window, side aspect uPVC double glazed window and fitted wardrobes.

BEDROOM THREE 9'4" x 7'0" (2.87m x 2.15m)
Oak door with traditional handles, carpeted floor, ceiling spotlights, front aspect uPVC double glazed window, fitted wardrobes and desk.

KITCHEN AREA 20'2" x 5'10" (6.15m x 1.80m)
Oak door with traditional handles, luxury vinyl floor, side aspect uPVC double glazed window, rear aspect uPVC double glazed window, ceiling spotlights, quartz worktops, larder cupboard, extractor hood, Lacanche cooker with five ring gas hob and electric oven, extractor fan, a range of wall and base units, integrated dishwasher, washing machine, fridge and freezer and a work top peninsula with breakfast bar.

DINING AREA 13'5" x 11'0" (4.10m x 3.37m)
Luxury vinyl floor, fire place with tiled hearth and herringbone brick, bespoke metal double glazed bi fold doors to the outdoor dining area and rear garden.

EXTERIOR
To the front a gravel driveway with concrete path, wooden side gate, shrub border, brick gate posts and fence to the front right hand side. To the side a stepped and raised bed herb garden with greenhouse. To the rear a synthetic lawn with fence surround and brick shed. Out door dining area with tiled floor, built in "Big green egg" BBQ, work top with storage under.

COUNCIL TAX:
We understand the current Council Tax Band to be D

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.

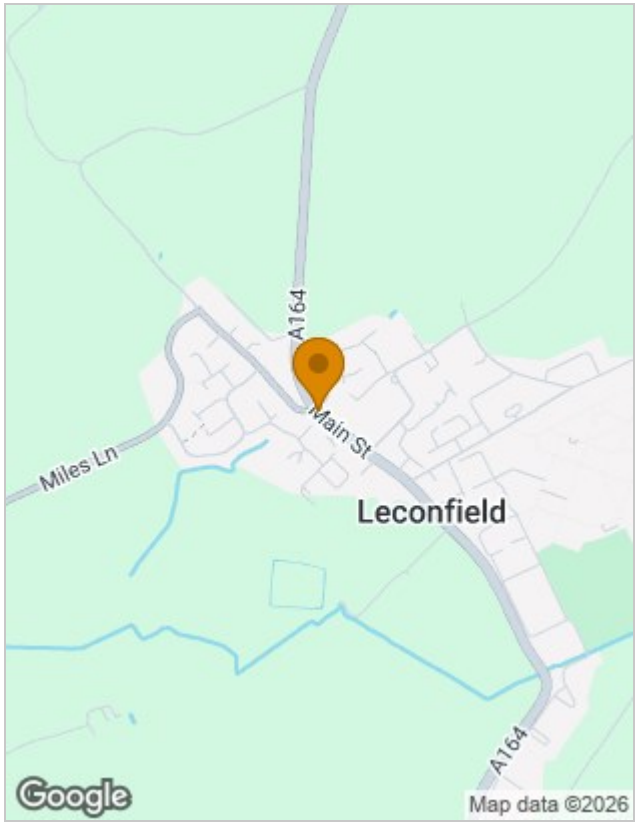
MISREPRESENTATION ACT 1967

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.

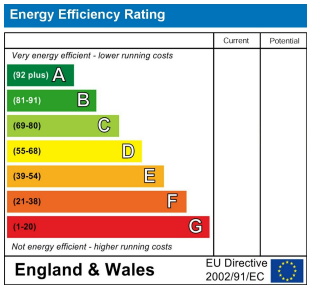
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

Floor Plans

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.

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