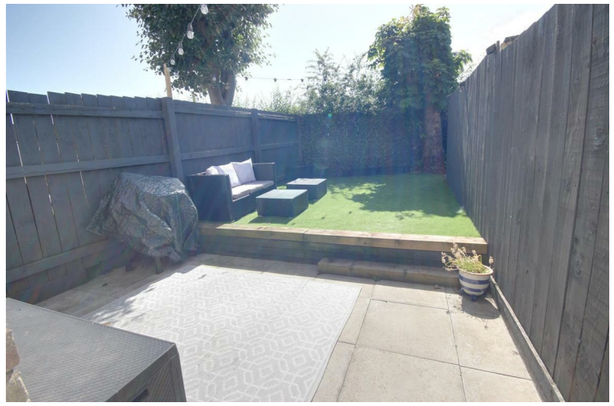
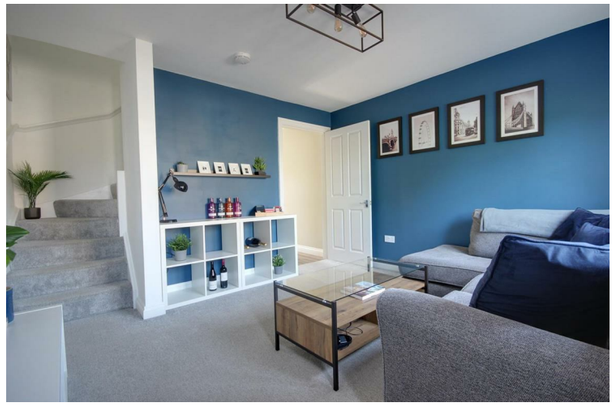










Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk







8 Jessop Terrace Lissett Close, Leconfield HU17 7FP

£175,000

Beverley | Cottingham | Hornsea | Willerby

- Modern mid-terrace home
- Beautifully presented
- Good size breakfast kitchen
- Two bedrooms
- Lovely family bathroom
- Low maintenance rear garden
- Two allocated car parking spaces
- Council Tax Band: A
- EPC Rating: B

An absolutely beautifully presented home ideal for the first time buyer or investor which is presented to the highest standard and offers two bedroomed accommodation having good size living room, cloakroom and spacious breakfast kitchen at ground floor. The property is complemented by the two allocated car parking spaces to the front and the attractive low maintenance garden to the rear with artificial grass and paved seating areas.

LOCATION
The village of Leconfield lies approximately 3 miles North of Beverley and as such offers convenient access into the town and surrounding areas by road and rail. The village itself offers a range of facilities including a Primary School with a more extensive range being available in Beverley itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM
12'0" x 11'7" (3.66m x 3.53m)
Return staircase to first floor. PVCu sealed unit double glazed window and radiator.

CLOAKROOM
Low level w.c. and wash hand basin. Wood effect flooring and radiator.

KITCHEN
12'0" x 9'8" (3.66m x 2.95m)
A modern fitted kitchen with attractive willow green fronts and complementing work surfaces with matching upstand, porcelain one and a half bowl sink and drainer, four ring electric hob with stainless steel extractor over and matching splashback, integrated oven, space and plumbing for washing machine and fridge freezer, wall cupboard housing the modern Ideal Standard Logic gas boiler, window over the sink, composite glass panelled door opening onto the South-West facing rear garden and space for table. Wood effect flooring.

FIRST FLOOR

LANDING
With radiator.

BEDROOM 1
12'0" x 9'8" (3.66m x 2.95m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2
12'0" x 6'3" (3.66m x 1.91m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
8'0" x 5'10" (2.44m x 1.78m)
Panelled bath with shower over, wash basin and low level w.c. Chrome towel radiator.

OUTSIDE
To the front of the property there are two brick sett allocated car parking spaces whilst at the rear is a very attractive low maintenance garden which is fenced and benefits from a paved seating area along with artificial lawn.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from PVCu double glazing.

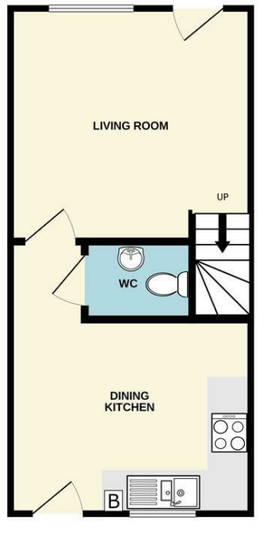
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

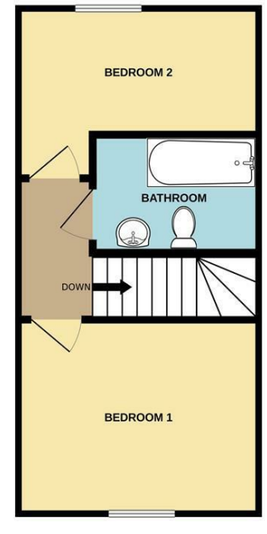
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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