








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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Rosedale, 20a Old Road, Leconfield HU17 7NH

Offers Over £255,000

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- Contemporary open plan layout
- Highly specified kitchen and bathroom
- Large plot with two parking spaces and garden
- Economic to run
- Centre of village location
- Convenient for Beverley
- Fully redecorated and cleaned before completion
- Council Tax Band: C
- EPC rating B

A beautifully designed and highly specified modern house which is not only surprisingly spacious but also economic to run. Recently constructed and having a fabulous semi-open plan layout to the ground floor, the well-proportioned living room opens into a wonderful living dining kitchen with downstairs cloakroom and utility room. To the first floor are three double bedrooms with a well-appointed house bathroom.

Situated on a generously sized plot with two parking spaces to the front and a relatively large garden to the rear, the property is located in the centre of Leconfield and conveniently close to Beverley. Having been recently rented out, the property will be fully redecorated and professionally cleaned before legal completion.

LOCATION

The property is located on the Eastern side of Old Road in the centre of Leconfield.

The village of Leconfield lies approximately 3 miles North of Beverley and as such offers convenient access into the town and the 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

ENTRANCE HALL/LIVING ROOM
15'8" x 16'2" (4.78m x 4.93m)
Composite front door with obscured glass panel opening into a generously sized living room with stairs to the first floor having oak bannister and stainless steel spindles. Window to the front elevation. Archway opening into the dining room.

DINING ROOM
15'8" x 10'7" (4.78m x 3.23m)
A further very well-proportioned room which opens into the kitchen. French doors opening into the rear garden.

KITCHEN
8'5" x 18'7" (2.57m x 5.66m)
A modern fitted kitchen with contemporary grey fronted wall and base storage units, quartz work surfaces with matching upstand, five-ring gas hob with extractor over, integrated oven, inset one and a half bowl sink and drainer, built-in fridge, freezer and dishwasher, gas boiler concealed in storage unit, French door opening onto the garden, porcelain tiled floor and large skylight above.

UTILITY ROOM
6'0" x 4'9" (1.83m x 1.45m)
Base and wall units, laminate work surfaces, space and plumbing for washing machine and porcelain tiled floor.

CLOAKROOM
Two piece sanitary suite comprising low level w.c. and vanity hand wash basin.

FIRST FLOOR

LANDING

BEDROOM 1
10'1" x 15'8" (3.07m x 4.78m)
Two windows to the front elevation and cupboard over the stairs.

BEDROOM 2
15'9" x 8'3" (4.80m x 2.51m)
Window to the rear elevation.

BEDROOM 3
12'0 x 7'0" (3.66m x 2.13m)
Window to the rear elevation.

BATHROOM
Three piece sanitary suite comprising panelled bath with thermostatic shower over and glass screen, wall hung vanity hand wash basin, close coupled w.c., chrome heated towel rail, porcelain tiled floor and window to the side elevation.

OUTSIDE

The property is set back from the road with two brick sett parking spaces immediately in front of the house. A brick sett pathway leads to the front door and the front garden has been laid under grass.

The rear garden is of a good size with a York stone flagged seating area adjacent to the kitchen which leads out onto a largely lawned garden with fenced perimeter.

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 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.

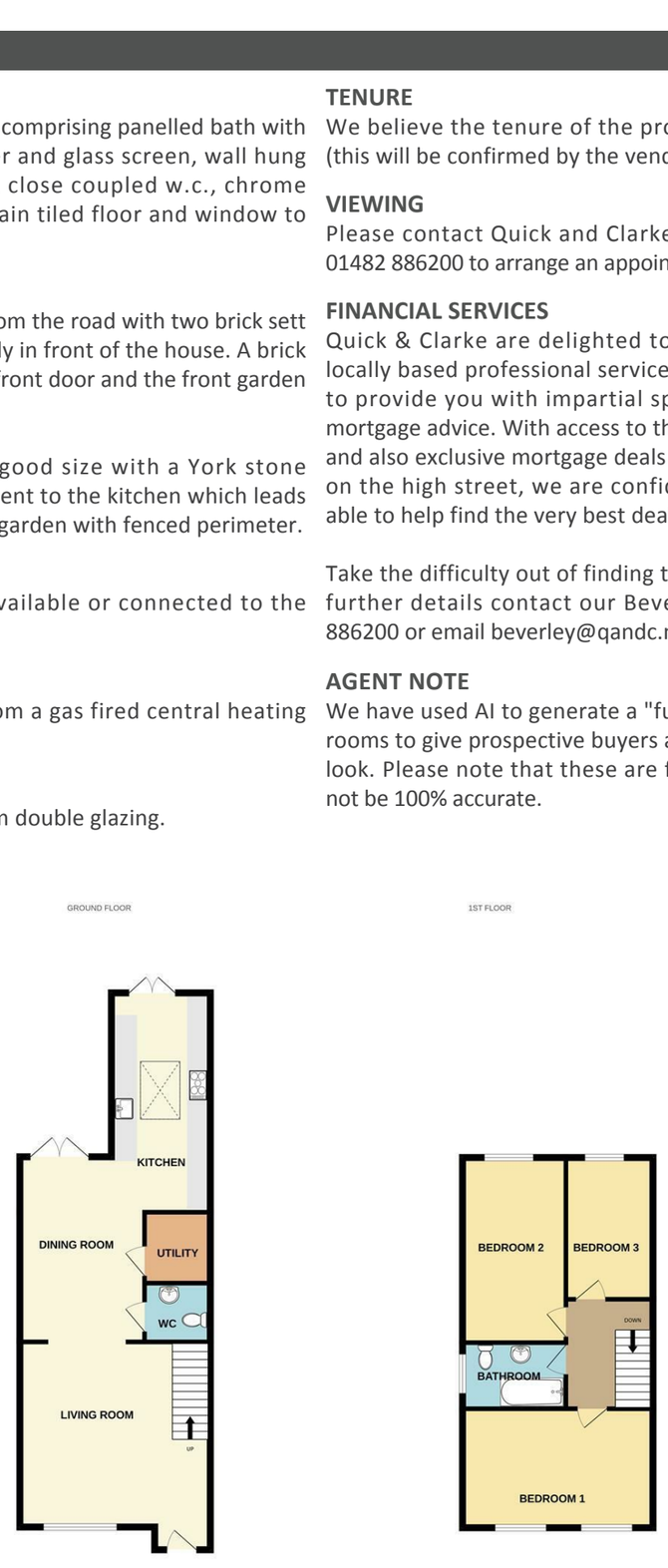
FINANCIAL SERVICES

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

AGENT NOTE

We have used AI to generate a "furnished" image of the rooms to give prospective buyers a vision of how it could look. Please note that these are for ideas only and will not be 100% accurate.



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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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.