



Quick & Clarke

PROPERTY SPECIALISTS

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5 Jessop Terrace, Leconfield, Beverley HU17 7FP
£155,000

- Superb modern terrace
- Cul-de-sac location
- Allocated parking in private car park
- Southerly facing garden
- Move-in condition
- Modern kitchen and bathroom
- Easy to maintain garden
- EPC B

A fabulous modern mid-terrace constructed in 2019 and offering beautifully planned accommodation. Situated in a quiet cul-de-sac position and with an easy to maintain and southerly facing garden, the property also boasts allocated off-street parking in a private car park.

In fantastic move-in condition and located in a superb tucked away position and overlooking a largely unused area of Leconfield Camp, the property will be of interest to anyone looking for a feeling of security and as such, would make it an ideal lock up & leave, first time buyers' property or investment opportunity.

LOCATION

The property is located on a row of modern terraces situated at the end of Lissett Close which is accessed off Grange 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 surrounding areas by road and rail. The village itself offers a range of facilities including Post Office/shop and Primary School with a more extensive range being available in Beverley itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

15'9" x 11'2" (4.80m x 3.40m)
An attractively proportioned room with a modern composite front door with glass panels, contemporary style laminate flooring, stairs to the first floor accommodation with storage cupboard under.

KITCHEN

12'8" x 6'7" (3.86m x 2.01m)
An attractive kitchen with an extensive range of wall and base storage units with complementary laminate worksurfaces and upstands. 1 1/2 bowl porcelain sink and drainer with window over, four ring electric hob with stainless steel splashback and extractor over, integrated oven, space and plumbing for a washing machine and upright fridge freezer. A continuation of the laminate flooring from the living room and glass panelled door opening onto the southerly facing rear garden. A cupboard conceals the Logic Plus combi boiler.

WC

6'7 x 2'9 (2.01m x 0.84m)
Two piece sanitary suite comprising wall hung hand wash basin and close coupled WC, chrome heated towel rail, a continuation of the laminate flooring and window to rear elevation.

FIRST FLOOR

BEDROOM 1

12'7" x 8'10" max (3.84m x 2.69m max)
Window to front elevation and large walk-in wardrobe (5'2 x 3'5) with extensive hanging space.

BEDROOM 2

9'1" x 9' (2.77m x 2.74m)
A double bedroom with window to rear elevation.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)
Three piece sanitary suite comprising panelled bath with glass screen and recently fitted Victoria Plumb thermostatic shower unit, pedestal hand wash basin and close coupled WC. Chrome heated towel rail, laminate flooring and window to rear elevation.

OUTSIDE

The property is set back slightly from Jessop Terrace with a paved area which could provide parking for a car to the front of the property.

The rear garden is southerly facing and has been laid under stone chippings for ease of maintenance. Backing onto an unused area of Leconfield Camp the property has the benefit of not being overlooked from the rear. A timber gate provides access from the rear garden directly to the car park where there is allocated parking for one car.

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 uPVC Double Glazing.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band A.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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