



**22 Carnaby Close, Leconfield, Beverley HU17 7LA**  
**No onward chain £190,000**

- Four beds
- Two bathrooms
- Generous sized plot with parking
- South Westerly facing garden
- Tucked-away location
- Popular village close to Beverley (approx. 2.5 miles)
- No onward chain
- Council Tax Band: B
- EPC Rating: C

Arranged over three floors this modern family house offers a deceptively large amount of space. With great flexibility of layout the property offers four good sized bedrooms serviced by two modern bathrooms.

Situated in a tucked away position in the ever popular village of Leconfield which lies just 2.5 miles from Beverley, the property is offered to the market with no onward chain. With a south westerly aspect to the rear there is parking to the side on this generous sized corner plot.

Benefiting from a boiler which is currently just over one year old, viewing of this property is highly recommended.

## LOCATION

The property is located on Carnaby Close which is accessed off Grange Road in Leconfield.

The village of Leconfield lies approximately 2.5 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

12'1" x 12'11" (3.68m x 3.94m)

uPVC front door with window to one side. Laminate flooring.

#### LOBBY

Stairs to first floor accommodation.

### DINING KITCHEN

12'11" x 11'4" (3.94m x 3.45m)

An L-shaped dining kitchen offering a good range of wall and base storage units with gloss white fronts and laminate butcher's block work surfaces. One and a half bowl sink and drainer. Four ring gas hob with extractor over and space for an integrated oven. Wall mounted boiler which is less than one year old. Space and plumbing for washing machine and fridge freezer. French doors opening onto the south westerly facing garden. Window over sink. Porcelain tiled floor.

### CLOAKROOM

Two piece sanitary suite comprising wall hung hand wash basin and close coupled w.c. Continuation of porcelain tiled floor and large storage cupboard under the stairs.

### FIRST FLOOR

#### BEDROOM 2

12'11" x 8'7" (3.94m x 2.62m)

Window to front elevation.

#### BEDROOM 3

11'5" x 7'0" (3.48m x 2.13m)

Window to rear elevation.

### BATHROOM

8'1" x 5'5" (2.46m x 1.65m)

Three piece sanitary suite comprising pedestal hand wash basin, panelled bath and close coupled w.c. Tiled floor and partially tiled walls.

### SECOND FLOOR

#### BEDROOM 1

12'3" x 12'11" maximum dimensions (3.73m x 3.94m maximum dimensions)

Velux window.

#### BEDROOM 4

11'5" x 7'4" (3.48m x 2.24m)

Velux window.

### BATHROOM

7'5" x 5'2" (2.26m x 1.57m)

With a three piece sanitary suite comprising pedestal hand wash basin, panelled bath and close coupled w.c. Tiled floor and partially tiled walls.

### OUTSIDE

The property is set back from the road with an area of open plan lawned garden to the front and to the side a gravelled driveway which provides parking for at least two cars.

The rear garden is of a generous size courtesy of its corner plot position with a patio area adjacent to the French doors from the dining kitchen. The garden is largely laid to lawn with a fenced perimeter and has an ideal south westerly facing aspect.

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system. We are advised that the boiler has been replaced and is currently just over one year old.

### DOUBLE GLAZING

The property benefits from uPVC 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](mailto:beverley@qandc.net)



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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