



**20 Carnaby Close, Leconfield HU17 7LA**  
**£132,500**

- Two double bedrooms
- Modern bathroom
- No onward chain - vacant possession
- Wood burner in living room
- Off street parking and garage
- Highly regarded village community
- Only 2½ miles from Beverley town centre
- Council Tax Band: A
- EPC Rating: C

Situated just 2½ miles from Beverley town centre this two bedroomeed end terraced property represents, in our opinion, excellent value for money. Offered to the market with no onward chain and with vacant possession the property is situated on a corner plot with gardens to three sides and the benefit of gated off street parking and garage. Having the benefit of an attractive modern fitted kitchen the property has been updated and boasts two double bedrooms and a bathroom to the first floor. Situated in a position overlooking the communal green this property should be of interest to first time buyers and investors alike.

#### LOCATION

The property is located on the end of a terrace and overlooking an open green on Carnaby Close in Leconfield. Carnaby Close is accessed off Grange Road.

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 COMPRIMES

##### GROUND FLOOR

##### ENTRANCE HALL

3'4" x 3'8" (1.02m x 1.12m)  
uPVC front door and stairs to the first floor accommodation.

##### LIVING ROOM

13'3" reducing to 12'0" x 11'8" (4.04m reducing to 3.66m x 3.56m)  
A well proportioned living room with a wood burner set in a fireplace and with shelving in alcove to one side. Window to the front elevation overlooking the green.

##### KITCHEN

16'3" reducing to 12'4" x 9'0" (4.95m reducing to 3.76m x 2.74m)

Modern kitchen offering a good range of wall and base storage units with contemporary grey gloss fronts, butcher's block work surfaces and one and a half bowl stainless steel sink and drainer. Four ring gas hob with extractor over and integrated oven, fridge and freezer. Window to the rear elevation. Cupboard housing the Ideal Standard boiler and further storage cupboard under stairs.

##### FIRST FLOOR

##### BEDROOM 1

13'5" x 11'9" (4.09m x 3.58m)

Double bedroom with window to front elevation. Large walk-in storage cupboard/wardrobe over stairs. Original cast iron fireplace.

##### BEDROOM 2

9'10" x 9'2" (3.00m x 2.79m)

Double bedroom with built-in wardrobe and original cast iron fireplace.

##### BATHROOM

6'1" x 6'0" (1.85m x 1.83m)

Three piece sanitary suite comprising panelled bath with shower over and glass screen, pedestal hand wash basin and low level w.c. Tiled walls and window to rear elevation.

##### OUTSIDE

The property occupies a corner plot position and has gardens which extend to three sides. The front garden is largely lawned and enclosed by a picket fence and overlooks an open green.

To the side is a gate which provides pedestrian access directly to the front door. A further wrought iron gate opens onto the rear garden which has double vehicular gates which allows for parking on a brick sett drive. To one side is a concrete sectional garage and the garden has a fenced perimeter.

##### GARAGE

Concrete sectional garage.

##### 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 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 or doors, windows, rooms and other items are approximate. Accuracy is not guaranteed for all areas, 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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