



## Leathley Close, Beverley, HU17

**£330,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 4

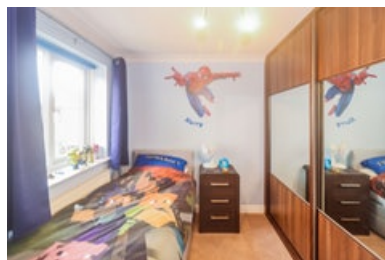
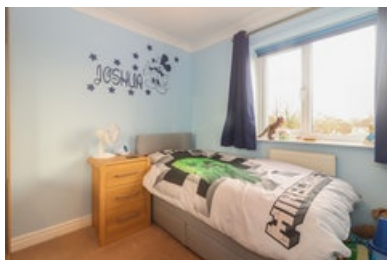
Housesimple is pleased to present to the open market this delightful FOUR bedroom EXTENDED detached family home in a sought after area of Beverley, close to local amenities. An early viewing is a must on this modern style extended four bedroom detached family home. The property ben

## Key features:

- Ideal Family Home
- Sought After Location
- Close To Amenities
- Double Glazing
- Open Plan Dining Kitchen
- Two Reception Rooms
- Off Road Parking
- Garage
- Generously Sized Garden
- Fitted Wardrobes

## Extra info:

- **Property Age:** 41 years
- **Council Tax:** Band D (£1752.94 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple is pleased to present to the open market this delightful FOUR bedroom EXTENDED detached family home in a sought after area of Beverley, close to local amenities.

An early viewing is a must on this modern style extended four bedroom detached family home. The property benefits from gas central heating, UPVC double glazing and briefly comprises entrance lobby, entrance hallway, lounge, second sitting room, open plan dining kitchen, rear lobby, cloakroom / w.c and utility. The first floor offers four good sized bedrooms, three of which have fitted wardrobes, master bedroom with en-suite, and family bathroom.

Externally the property offers mature, generous gardens, garage, and off street parking for up to five vehicles.

## ACCOMMODATION

The property is arranged on two floors and briefly comprises as follows:

## **ENTRANCE LOBBY**

## **ENTRANCE HALLWAY**

**LOUNGE.** Window to the front elevation and patio doors to the rear sitting room, feature fire surround with living flame gas fire.

**SITTING ROOM** With French doors leading to the rear garden, tiled floor with underfloor heating, spotlights.

**FITTED DINING KITCHEN** Windows to front and rear elevations, range of fitted floor units, roll edge laminated work surfaces, wall cupboards and drawers, breakfast bar, plumbing for dishwasher, built-in oven, hob and hood.

**REAR LOBBY** Built-in cupboard, tiled floor with underfloor heating.

**W.C.** With contemporary wash hand basin.

**UTILITY** Tiled floor with underfloor heating, plumbing for automatic washing machine and gas central heating boiler.

## **FIRST FLOOR**

**BEDROOM 1.** Window to the front elevation.

**EN-SUITE SHOWER ROOM** Shower cubicle, vanity wash hand basin with storage cupboards above and below, low level w.c., tiled floor and spotlights.

**BEDROOM 2** Built-in cupboard, window to the front

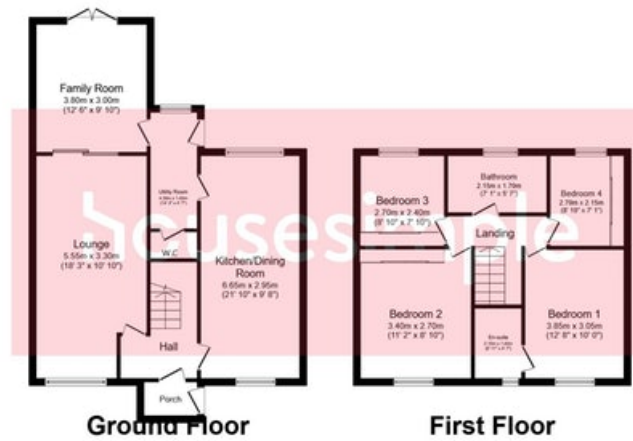
**BEDROOM 3** Window to the rear.

**BEDROOM 4** With fitted wardrobes.

**FAMILY BATHROOM** Panelled bath with plumbed shower over, vanity wash hand basin with storage cupboards above and below, low level w.c. and fully tiled walls.

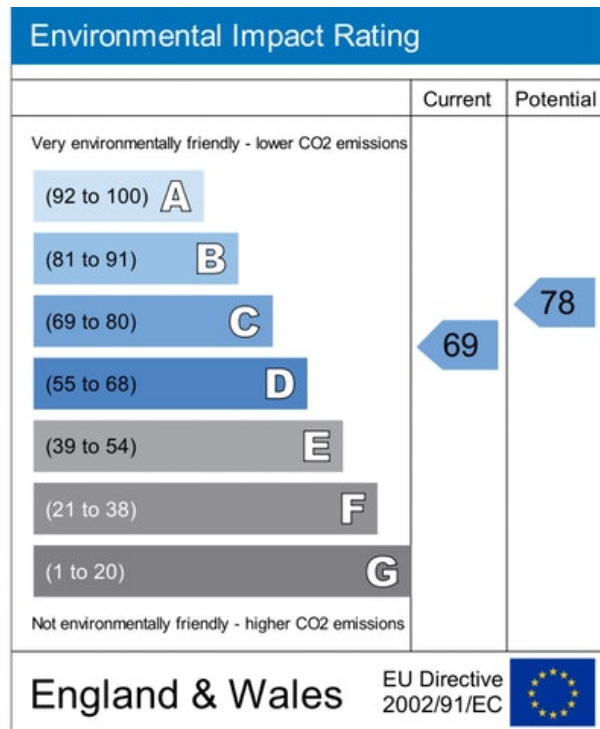
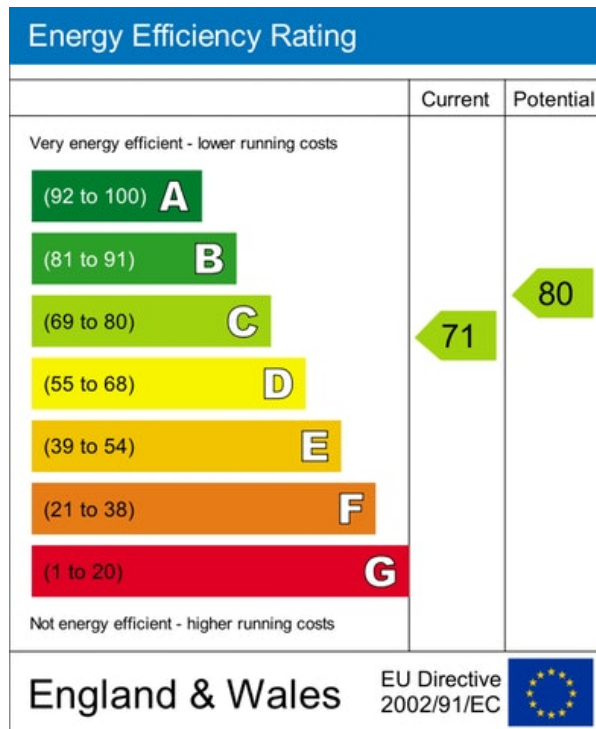
**OUTSIDE** To the front of the property is a generous lawned garden. A side driveway and forecourt provides off road parking for four to five cars and leads to a brick garage. The rear garden has large patio area leading to a lawn with flower and shrub borders, pergola, fenced and hedged boundaries.

## Floor plan:



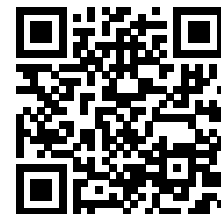
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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MISREPRESENTATION ACT, 1967.

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