

Mere Glen, Leconfield, Beverley, HU17 7LL

william h brown

Welcome to

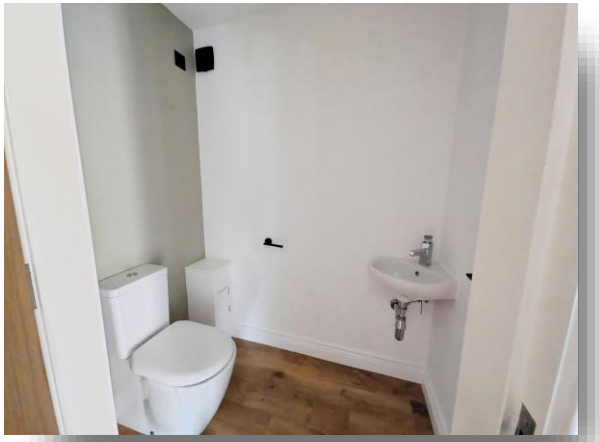
Mere Glen, Leconfield, Beverley

** NO ONWARD CHAIN ** Prestigious five-bedroom executive family residence in an exclusive cull-de-sac, featuring stunning interiors, versatile living over three floors, a converted double garage, and a large south-facing garden, with easy access to Beverley and excellent road connections.













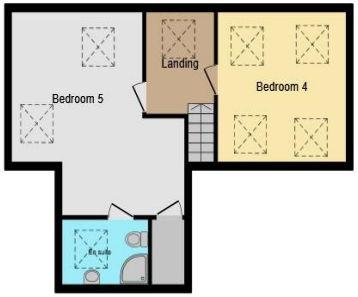


Ground Floor

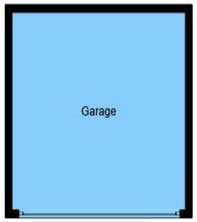


First Floor

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Second Floor



Garage

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

Entrance Hall

Cloakroom / WC

Study / Office
13' 2" x 12' 8" into bay window (4.01m x 3.86m into bay window)

Through Lounge
22' x 12' 9" (6.71m x 3.89m)

Dining Kitchen
16' 5" x 20' (5.00m x 6.10m)

Utility Room
9' 2" x 5' 4" (2.79m x 1.63m)

First Floor Landing

Master Room

Dressing Room

En Suite Shower Room

Bedroom Two
13' 9" x 13' (4.19m x 3.96m)

Bedroom Three
14' 1" x 12' 9" (4.29m x 3.89m)

House Bathroom

Second Floor Landing

Bedroom Four / Guest Room
20' 5" x 14' 6" (6.22m x 4.42m)

En Suite Shower Room

Bedroom Five
12' 9" x 12' 8" Restrictive head heigh (3.89m x 3.86m Restrictive head heigh)

Outside

Converted Detached Garage
16' 5" x 16' 4" (5.00m x 4.98m)

Agents Note
We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Mere Glen, Leconfield Beverley

- Prestigious executive detached family residence within an exclusive cull-de-sac
- Spacious five double bedrooms and three bathrooms over three floors
- ** NO ONWARD CHAIN **
- Converted detached double garage offering versatile additional space
- Large enclosed south-facing garden with ample driveway parking

Tenure: Freehold EPC Rating: C
Council Tax Band: F

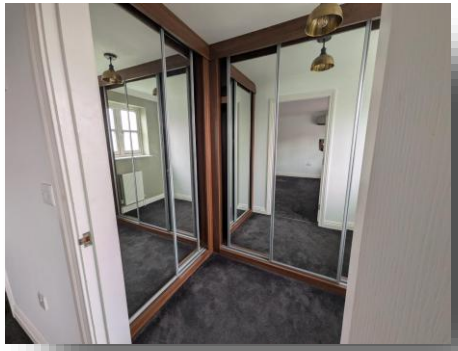
Price

£550,000

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107879

The Property Ombudsman

Property Ref:
BEV107879 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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