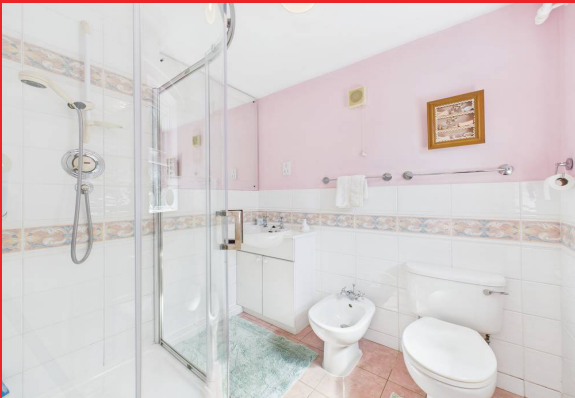
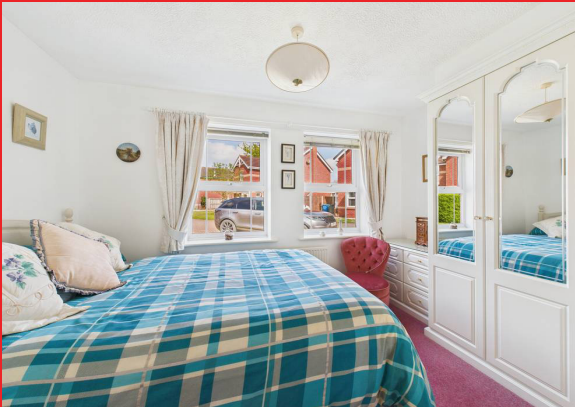




OIRO
£365,000

54 Sellers Drive,
Leconfield

HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



54 Sellers Drive, Leconfield, HU17 7NA

A spacious 3 bedroom detached bungalow occupying a delightful end of cul de sac location. The spacious property offers 2 reception rooms as well as a conservatory and breakfast kitchen and is rounded off with a detached double garage and generous garden. A really great property and well worth an early viewing for anyone looking for a larger bungalow.

The property forms part of a well regarded more modern development completed in the later 1990's located within the popular village of Leconfield which is located just north of Beverley. The bungalow offers nearly 1200 sq ft of internal accommodation and benefits from gas fired central heating as well as uPVC double glazing. It has been much loved and well maintained though some areas may now benefit from some updating. It briefly comprises: Entrance Vestibule, Entrance Hall, Living Room with bay window to front, Dining Room, Conservatory, a spacious fitted Breakfast Kitchen with a range of integral appliances, Master Bedroom with fitted wardrobes and en suite Shower Room, 2 further Double Bedrooms with fitted wardrobes and a house Bathroom. There are open plan lawned gardens to the front of the property and a paved wider driveway leads to a detached double garage with an electric remote controlled door. To the rear of the property are further gardens landscaped for ease of maintenance with two pergolas.

A really lovely spacious property in a great setting. Viewing is essential but our 360 degree tour will also offer a great insight into all it offers. There is no forward chain.



LOCATION

The property is located on a more modern development in the village of Leconfield which is situated just to the north of Beverley. Local amenities include a church, primary school and sports club. Leconfield has significant appeal given its proximity to Beverley and the regular buses that pass through it on their way to Beverley or Driffield

ACCOMMODATION

Entrance Vestibule

Entrance Hall

Living Room - a spacious room with a bay window to front and glazed double doors leading to...

Dining Room - with French windows to..

Conservatory - with double glazing to three sides.

Kitchen - a good sized breakfast kitchen with a range of base and wall mounted units with a number of integral appliances including: dishwasher, fridge freezer, halogen hob and fitted oven. Window to rear.

Rear entrance vestibule.

Master Bedroom - a double bedroom with extensive fitted bedroom furniture.

En Suite Shower Room - a four piece suite including low flush wc, bidet, wash hand basin with cupboards under and shower unit. Window to rear.

Bedroom 2 - a double bedroom with range of fitted bedroom furniture and window to front.

Bedroom 3 - a double bedroom with range of fitted bedroom furniture and window to front.

Bathroom - a three piece suite in white comprising panelled bath, low flush wc and pedestal wash hand basin. Window to side.

Outside - there are open plan lawned gardens to the front of the property with flower beds. A paved driveway leads to a detached brick built double garage with pitched roof, electric remote controlled door and a courtesy door to the garden. To the rear and other side of the property are good sized gardens that have been landscaped for ease of maintenance with a range of paved and gravelled areas, two timber pergolas and timber fencing to perimeters.

