

# HUNTERS®

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## Ash Tree Drive

Leconfield, Beverley, HU17 7ND

Offers In The Region Of £435,000



Council Tax: F



# 17 Ash Tree Drive

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### Entrance Hall

UPVC front entrance door, coving, laminate laid wood style flooring, storage cupboard, under stairs cupboard, power points and stairs ascending to the first floor landing.

### WC

UPVC double-glazed window to the front aspect, tiled flooring, heated towel rail, low flush WC and wash hand basin with vanity unit.

### Study

UPVC double-glazed window to the front aspect, coving, radiator, telephone point and power points.

### Lounge

UPVC double-glazed window to the front aspect, French doors opening to the garden, coving, radiator, feature fireplace with log burning stove, power points and TV point.

### Kitchen / Diner

UPVC double-glazed window to rear aspect, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, Quooker hot water tap, integrated dishwasher, integrated fridge, electric double oven, induction hob, extractor hood, space for fridge freezer, radiator and power points.

### Utility Room

UPVC double-glazed window to the rear aspect, UPVC double-glazed door opening to the garden, a range of wall and base units with roll top work surfaces, sink and drainer unit, space for washing machine, space for tumble dryer, heated towel rail, loft hatch and power points.

### First Floor Landing

Radiator, airing cupboard, loft access and power points.

### Bedroom 1

UPVC double-glazed window to the front aspect, coving, fitted wardrobes, radiator, TV point and power points.

### Dressing Room

UPVC double-glazed window to the rear aspect with open views, fitted wardrobes and dressing table.

### En Suite

UPVC double-glazed window to the rear aspect, heated towel rail, panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

### Bedroom 2

UPVC double-glazed window to the front aspect, radiator, TV point and power points.

### Bedroom 3

UPVC double-glazed window to the rear aspect, coving, fitted wardrobes, radiator and power points.

### Bedroom 4

UPVC double-glazed window to the front aspect, radiator and power points.

### Bathroom

UPVC double-glazed window to the rear aspect, heated towel rail, walk in double shower enclosure with mains shower, low flush WC, wash hand basin with pedestal, part tiles walls and extractor fan.

## Garden

Side entrance to the garage which is mainly laid to lawn with plant and shrub borders, patio area, summer house with power points, pergola seating area, decked patio, log store, out side tap, power points and lighting.

## Double Garage

Electric roller doors, power and lighting.

## Parking

A paved driveway provides ample off road parking.

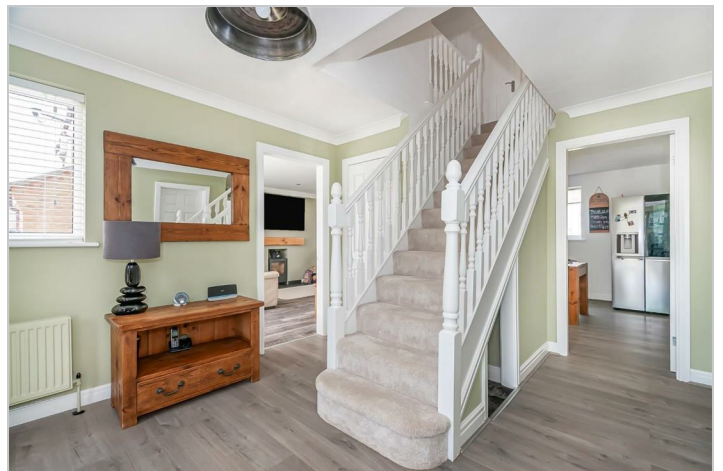
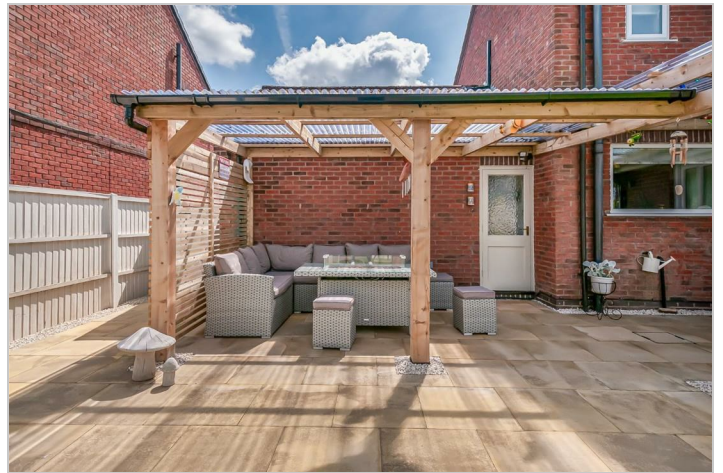
## Additional information

DEV electric car charging point. The property also benefits from solar panels which in the last 18 months has generated an income of £2,800. New boiler fitted in 2023.

## Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; F



## Road Map



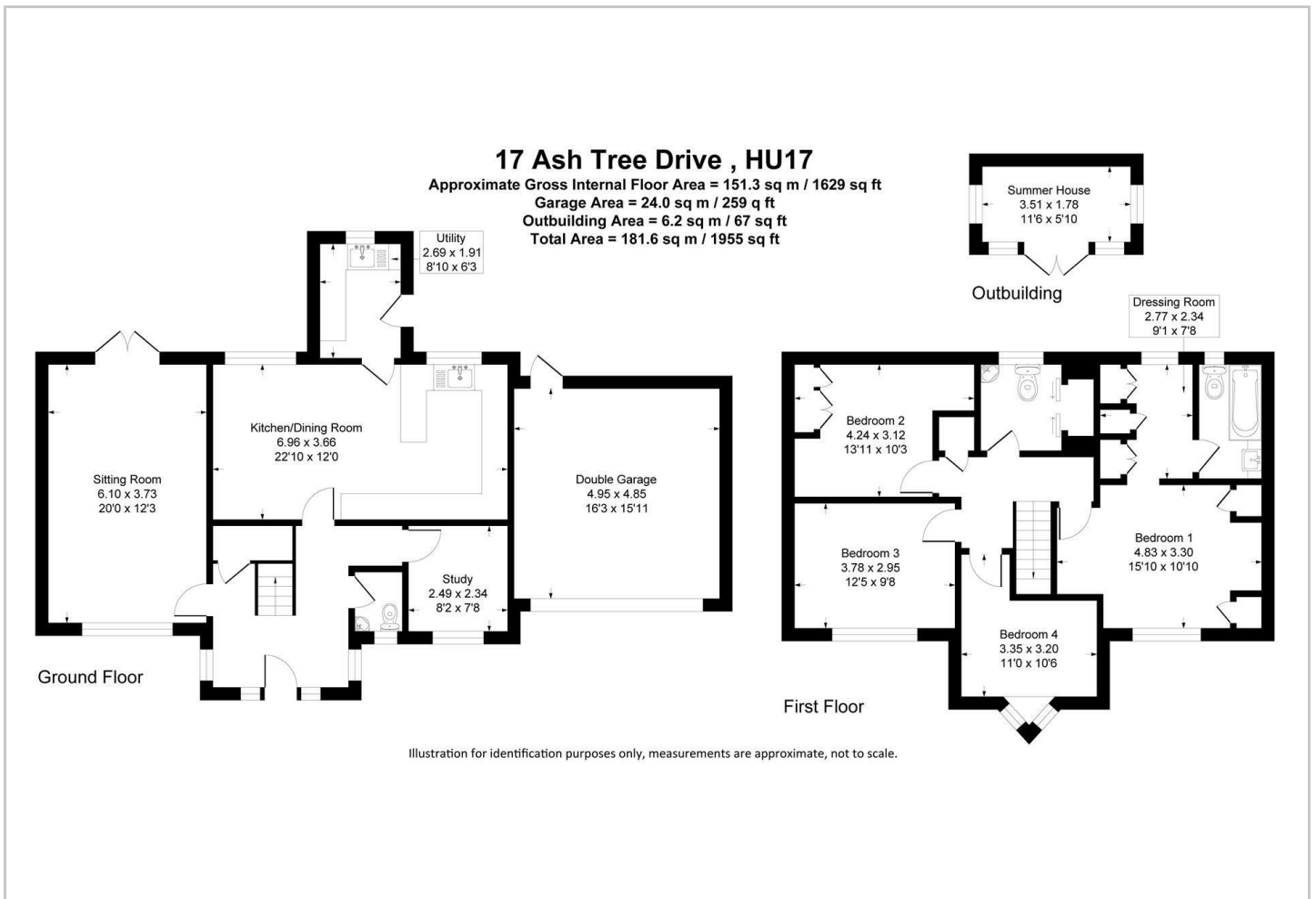
## Hybrid Map



## Terrain Map



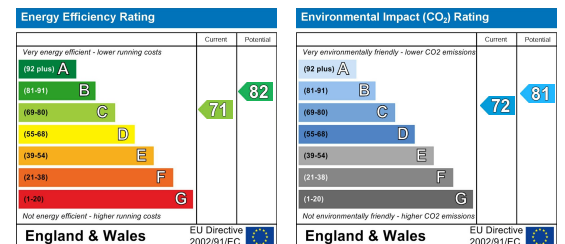
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.