

# HUNTERS®

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## Ash Tree Drive

Leconfield, Beverley, HU17 7ND

Offers In The Region Of £300,000



Council Tax: E





# 23 Ash Tree Drive

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### Entrance Hall

UPVC front entrance door, staircase ascending to the first floor landing and radiator.

### Downstairs Cloakroom

Part tiled walls, low flush WC, wash hand basin with pedestal, radiator, under-stairs storage and extractor fan.

### Lounge

UPVC double glazed window to the front aspect, sliding doors opening to the garden, coving, gas feature fireplace, radiator, TV point and power points.

### Dining Room

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

### Kitchen / Diner

UPVC double glazed window to the rear aspect, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, cupboard housing boiler, integrated dishwasher, electric oven, gas hob, extractor hood, radiator, TV point and power points.

### Utility Room

UPVC double glazed window to the rear aspect, UPVC door to the garden, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, space for washing machine, space for tumble dryer, radiator and power points.

### First Floor Landing

Loft access and power points.

### Bedroom One

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

### En Suite Bathroom

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

### Bedroom Two

UPVC double glazed window to the front aspect, coving, airing cupboard, radiator and power points.

### Bedroom Three

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

### Bedroom Four

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

### Shower Room

UPVC double glazed opaque window to the rear aspect, part tiled walls, shower cubicle with mains shower, low flush WC, wash hand basin with pedestal and shaver point.

### Garden

Side entrance from both sides of the property leading to the rear garden which mainly laid to lawn with plant and shrub borders, side garden with vegetable beds, patio area and outside tap.

### Garage

Double garage, electric roller doors with power and lighting.

### Council Tax Band E

Nestled in a peaceful and private setting within a charming village near Beverley, this stunning four-bedroom detached home offers the perfect blend of countryside tranquillity and modern convenience. Boasting picturesque rear views over open fields and countryside, and situated in a quiet cul-de-sac, this property is ideal for those seeking a relaxed lifestyle just 3 miles from the vibrant market town of Beverley.

The bright and spacious home, featuring an entrance hall, a front to back lounge, kitchen/diner, utility room, and a WC on the ground floor. Upstairs, the first-floor landing leads to four well-appointed bedrooms, including a master with en-suite facilities, as well as a stylish family bathroom. Outside, the property benefits from a private garden backing onto open fields, additional side garden with vegetable beds, ready for plant up, a double garage, and ample off-road parking. This home truly offers an exceptional lifestyle opportunity in a desirable location. Offered with no onward chain and ready to move into and put your own stamp on, viewings are strongly recommended to fully appreciate everything this home has to offer.



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.