



65 St Catherines Drive
Leconfield
HU17 7NU

ASKING PRICE OF

Offers over £250,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Open Views

 3
  2
  1
  Off Road Parking
  Gas Central Heating

65 St Catherines Drive, Leconfield, HU17 7NU

Wonderful panoramic open views to the rear!

Imagine the peace and tranquillity of gazing at open countryside first thing in the morning and last thing in the evening and any time in between. Living in this established semi-detached house which provides three bedrooms certainly sets it aside from many of its counterparts and could appeal to families as well as singles couples, or any other buyer for that matter simply wanting a great space in an exceptional setting.

The accommodation on offer includes two reception rooms as well as ground floor WC, which has scope to develop further, and well fitted kitchen. The first floor includes three good-sized bedrooms as well as house bathroom and large storage on the landing which, again offers further scope to develop.

Externally, there is good off-street parking via a side drive with gated access, single garage and enclosed garden to the rear with the aforementioned stunning views beyond!

LECONFIELD

Leconfield is a village and civil parish in the East Riding of Yorkshire, about 3 miles (5 km) north-west of Beverley town centre. It lies on the A164 road. The civil parish consists of Leconfield, the village of Arram and the hamlet of Scarborough. The village contains a post office, Leconfield Recreation Club, with a football pitch, bowling green and children's play area is located in Miles Lane.



Entrance Hall



Cloakroom/WC



Lounge



Lounge

Accommodation

ENTRANCE HALL

With quarter turn staircase leading up to the first floor. Ceramic tiled floor and built-in under stairs storage cupboard. Radiator.

CLOAKROOM/WC

With vanity wash hand basin and low-level WC, splash back tiling and tiled floor. Radiator.

LOUNGE

18' 11" x 11' 2" (5.78m x 3.41m)

With front facing window and a traditional style fireplace with fire in situ. Coved ceiling. Radiator.

Archway leading into:

DINING ROOM

11' 0" x 9' 11" (3.36m x 3.04m)

With French doors flanked by full length windows either side to the exterior enjoying delightful views over the garden and open countryside beyond. Coved ceiling. Radiator.

KITCHEN

14' 6" x 9' 1" (4.44m x 2.79m)

Extensively fitted down two walls with a range of traditionally styled kitchen units finished with medium oak Shaker style doors containing base, drawer and wall cupboards. Inset one and a half bowl sink with single drainer, space and provision for a gas slot-in cooker having an extractor over, space and plumbing for automatic washing machine. Side and rear window with exterior door. Coved ceiling and recessed ceiling spotlights.

FIRST FLOOR

LANDING

With large built-in storage cupboard offering further potential.

BEDROOM 1

13' 11" x 9' 4" (4.26m x 2.85m)

With front facing window and coved ceiling. Radiator.

BEDROOM 2

11' 0" x 9' 4" (3.36m x 2.85m)

With rear facing window. Radiator.



Dining Room



Dining Room



Kitchen



Kitchen

BEDROOM 3

10' 0" x 7' 1" (3.05m x 2.18m)

With rear facing window offering views over open countryside. Radiator.

BATHROOM

With panelled bath, low-level WC and wash hand basin. Fully tiled around the bath which also features a shower and glass side screen. Tiled floor.

OUTSIDE

The property stands back from the road behind a predominantly lawned front garden. A concrete drive provides off-street parking and leads to a single garage.

To the rear of the property is an enclosed area of garden which features a large expanse of lawn, flagged hardstanding area and low-level fence to the rear most boundary which allows views over adjacent open countryside.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

Heating systems and other services have not been checked.



Bedroom



Bedroom



Bedroom



Bathroom

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

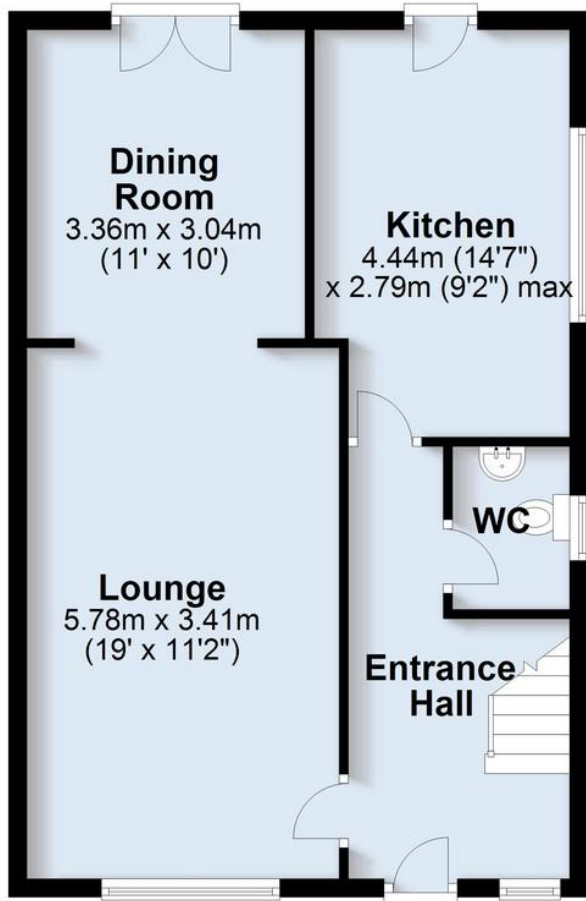


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

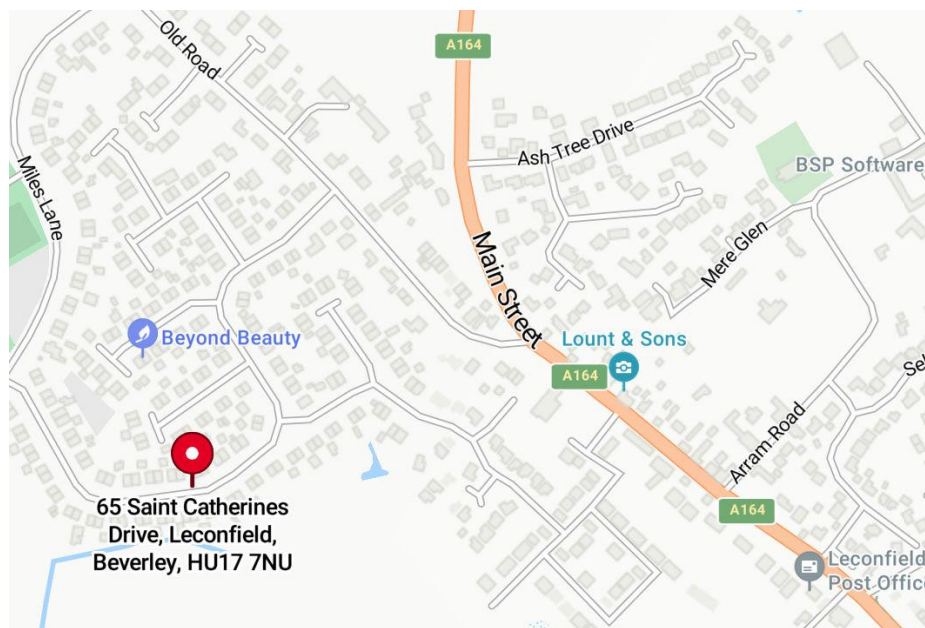
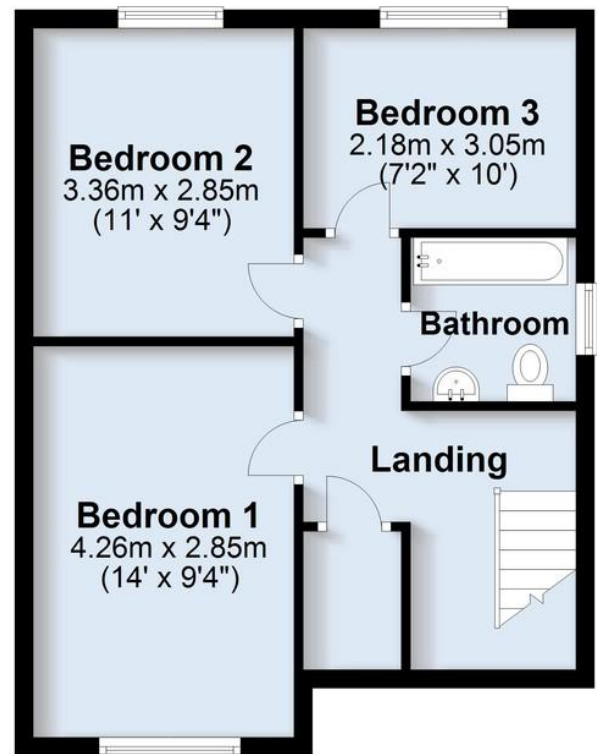
Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



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