

staniford
grays



17 Ash Tree Drive, Leconfield, Beverley, HU17 7ND

£425,000





17 Ash Tree Drive

Beverley, HU17 7ND

- SUPERB SIZED FAMILY HOME
- DOUBLE GARAGE
- FULL WIDTH PERGOLA WITH PATIO
- FOUR DOUBLE BEDROOMS AND STUDY
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- EV CHARGER AND SOLAR PANELS
- BEAUTIFULLY MAINTAINED AND PRESENTED
- PRIVATE REAR GARDEN

Discreetly positioned in the peaceful village of Leconfield, this beautifully maintained and presented four-bedroom detached home offers the perfect balance of rural calm and everyday convenience. Just under four miles from the thriving market town of Beverley, residents enjoy effortless access to its boutique shops, acclaimed restaurants, historic architecture and excellent schools—via regular bus services or the dedicated cycle path linking the two communities.

Lovingly maintained and thoughtfully improved by its current owners, the property offers a flexible and generously proportioned layout, ideal for modern family life. A warm and welcoming entrance hall sets the tone, leading to a comfortable lounge complete with a charming log-burning stove and French doors to the rear patio, a useful study and a modern spacious kitchen/diner that flows effortlessly into a handy utility room.

Upstairs, four well-sized bedrooms await, including a spacious principal bedroom with dressing room and en-suite bathroom, complemented by a lovely family bathroom.

Outside, a double garage with ample off street parking and an EV charger add everyday practicality and convenience, while the large rear garden offers an superb open and inviting space for entertaining or unwinding, enjoying a full width sandstone patio and pergola. With open views to the rear, the setting feels distinctly rural and calm. Being located so close to Beverley this home truly delivers the best of both worlds.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 13'1" x 10'5" (4m x 3.19m)
uPVC double glazed front door with privacy glass panels, luxury vinyl floor, pendant light fitting, two side aspect uPVC double glazed windows and two understairs cupboards.

LOUNGE 20'0" x 12'3" (6.11m x 3.74m)
Wood door with chrome handles, front aspect uPVC double glazed window, uPVC double glazed French doors to the rear patio, Karndean floor, ceiling spotlights, fire place with wood burner, stone hearth and wooden mantle piece.

CLOAK ROOM/WC 4'9" x 3'8" (1.46m x 1.14m)
Wood door with chrome handles, tiled floor, front aspect uPVC double glazed privacy window, chrome towel radiator, low flush WC, full splash back tiling, wash hand basin with vanity unit and mixer tap.

STUDY 8'2" x 7'8" (2.51m x 2.36m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window,

KITCHEN/DINER 22'9" x 11'3" (6.95m x 3.44m)
Wood door with chrome handles, luxury vinyl floor, pendant light fitting and ceiling spotlights with two rear aspect uPVC double glazed windows. Integrated appliances include a five ring induction hob with double oven and extractor, fridge, microwave and dishwasher. A range of wall and base units with bin cupboard, one and a half drainer sink with Quooker hot tap and splash back tiling.

UTILITY ROOM 8'10" x 6'3" (2.70m x 1.91m)
Wood door with chrome handles, uPVC double glazed back door with brass handles, luxury vinyl floor, rear aspect uPVC double glazed window, ceiling spotlights, drainer sink with mixer tap, plumbing for washing machine, towel radiator, wall and base units, work top and roof void hatch.

STAIRCASE AND LANDING 10'11" x 10'4" (3.34m x 3.17m)
Carpeted floor, pendant light fitting, wooden bannister with spindles, airing cupboard (with heating system top up tap) and loft hatch to boarded loft.

SUPERIOR BEDROOM 15'9" x 10'10" (4.82m x 3.31m)
Wood door with chrome handles, carpeted floor, pendant light fitting, two front aspect uPVC double glazed windows, fitted wardrobes and furniture.

DRESSING ROOM 9'1" x 7'7" (2.77m x 2.33m)
Off superior bedroom with carpeted floor, rear aspect uPVC double glazed window, ceiling mounted spotlights, fitted wardrobes and furniture.



ENSUITE BATHROOM

8'11" x 4'10" (2.74m x 1.48m)

Wood door with brass handles, carpeted floor, ceiling spotlights, rear aspect uPVC double glazed privacy glass window, bath with mixer tap and shower. A low flush WC, chrome towel radiator, wash hand basin with mixer tap and vanity unit with full splash back tiling.

FAMILY BATHROOM

8'3" x 6'8" (2.52m x 2.05)

Wood door with chrome handles, vinyl floor, ceiling spotlights, chrome towel radiator, rear aspect uPVC double glazed privacy window, low flush WC, pedestal wash hand basin with mixer tap, shower enclosure with mixer shower and full splash back tiling.

BEDROOM TWO

13'11" x 10'3" (4.25m x 3.14m)

Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

BEDROOM THREE

12'5" x 9'7" (3.80m x 2.94m)

Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

BEDROOM FOUR

10'6" x 11'1" (3.21m x 3.38m)

Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

GARAGE

16'4" x 15'11" (4.98m x 4.87m)

With pedestrian door, electric roller door, strip lighting, loft hatch, power and light.

EXTERIOR

To the front, lawn with white gravel boarders, block paved driveway, EV charger, side path with wooden gate and fence surround. To the rear, lawn with dwarf wall and raised beds to the rear, corner decking area with summer house, full width sandstone flagged patio with matching full width pergola with corrugated PVC roof, garden lights, log store and fence surround.

AGENTS NOTE

The solar panels produce an income of approximately £2,800 P.A.

COUNCIL TAX:

We understand the current Council Tax Band to be F

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

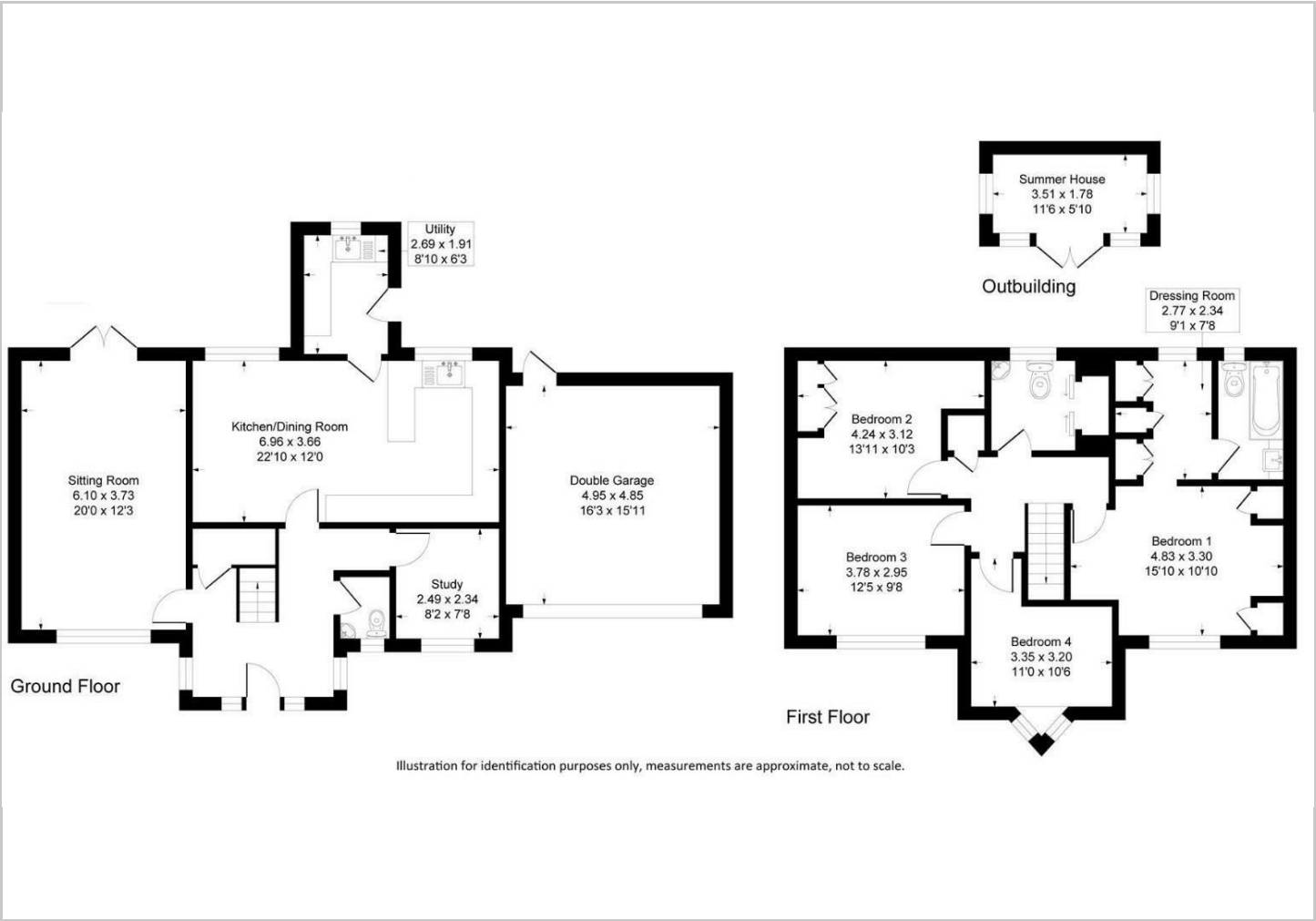
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

