



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

£349,950





# 32 Ash Tree Drive

Beverley, HU17 7ND

- FOUR GOOD SIZED BEDROOMS
- SPACIOUS KITCHEN DINER
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- QUIET CUL DE SAC POSITION
- CONSERVATORY
- SINGLE GARAGE

A superb four bedroom detached family home, set in the village of Leconfield.

Set within the popular village of Leconfield, this beautifully proportioned four bedroom detached home offers the ideal setting for modern family life, combining generous living space with a strong sense of community.

Inside, a spacious and welcoming hallway sets the tone for the rest of the home. The lounge is positioned at the front of the house, a lovely family retreat, featuring a bay window and an elegant marble fireplace. To the rear, the heart of the home is the large kitchen diner, well equipped with integrated appliances and offering direct access to both the garage and the rear garden, ideal for busy family living. A separate dining room flows seamlessly into the conservatory, creating a versatile space for family meals, entertaining or simply enjoying views over the garden throughout the year.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with fitted furniture and a private ensuite shower room. A modern family bathroom serves the remaining bedrooms, two of which enjoy charming views across the neighbouring churchyard, adding to the home's serene village feel.

Outside, the rear garden is mainly laid to lawn, bordered by mature borders and enjoying a good degree of privacy, making it a safe and enjoyable space for children and outdoor gatherings.

Families particularly well regard Leconfield, as it enjoys a strong community feel with a primary school, playing fields, children's playground and recreation club, while Beverley is just a short drive away and excellent road links make this a practical location for commuters.

Get in touch today to book your viewing!



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## ACCOMMODATION COMPRISES

### ENTRANCE HALL

uPVC double glazed entrance door with glass panels, carpeted floor and a central ceiling light.

### CLOAK ROOM/WC

Wooden door with chrome handles, carpeted floor, central ceiling light, low flush EC, wash hand basin and extractor fan.

### LOUNGE

18'7" x 11'9" (widest and longest) (5.68m x 3.60m (widest and longest))  
Wooden door with brass handles, two pendant light fittings, carpeted floor, front aspect uPVC double glazed bay window, fire place with gas fire, marble back and hearth with wooden surround.

### DINING ROOM

12'11" x 8'11" (3.95m x 2.73m )  
Wooden door with brass handles, carpeted floor, central ceiling light, sliding glass door to the conservatory.

### CONSERVATORY

9'10" x 9'4" (3m x 2.85m )  
uPVC and glass construction with French doors to the rear garden, vinyl floor and a central ceiling light with a fan.

### KITCHEN DINER

17'4" x 12'11" (5.30m x 3.94m )  
Wooden door with brass handles, uPVC rear door with glass panels, wooden door to the garage, vinyl floor, two rear aspect uPVC double glazed windows, ceiling spotlights, a range of wall and base units. Integrated appliances include a four ring electric hob with extractor above, fridge freezer, electric oven and microwave. A one and a half drainer sink with mixer tap, half splash back tiling and a loft hatch.

### GARAGE

20'9" x 8'5" (6.34m x 2.59m )  
With electric roller door, power, light, plumbing for a washing machine, space for a dryer and a stainless steel drainer sink with mixer tap.

### STAIRCASE AND LANDING

14'0" x 7'10" (4.27m x 2.41m )  
Carpeted floor, central ceiling light, side aspect uPVC double glazed window, wooden banister with spindles, wooden hand rail, loft hatch and airing cupboard.

### PRINCIPAL BEDROOM

13'1" x 10'1" (4m x 3.08m )  
Wooden door with brass handles, carpeted floor, front aspect uPVC double glazed window, fitted wardrobes and a chest of drawers.

**ENSUITE SHOWER ROOM**

6'6" x 4'10" (1.99m x 1.48m )  
Wooden door with brass handles, vinyl floor, central ceiling light, side aspect uPVC privacy window, low flush WC, wash hand basin with vanity unit and mixer tap, extractor fan, full splash back tiling and a shower cubicle with mixer shower.

**BEDROOM TWO**

12'2" x 9'3" (3.72m x 2.82m )  
Wooden door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

**FAMILY BATHROOM**

6'5" x 5'6" (1.98m x 1.68m )  
Wooden door with brass handles, central ceiling light, side aspect uPVC double glazed window, vinyl floor, chrome towel radiator, full splash back tiling, extractor fan, walk in shower enclosure with mixer shower, low flush WC and a pedestal wash hand basin.

**BEDROOM THREE**

8'9" x 6'11" (2.68m x 2.13m )  
Wooden door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**BEDROOM FOUR**

7'11" x 7'8" (2.42m x 2.34m )  
Wooden door with brass handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**EXTERNAL**

To the front a block paved driveway and side path to the rear garden. To the rear block paved patio area, lawn with mature borders and hedge surround.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**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](mailto: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.

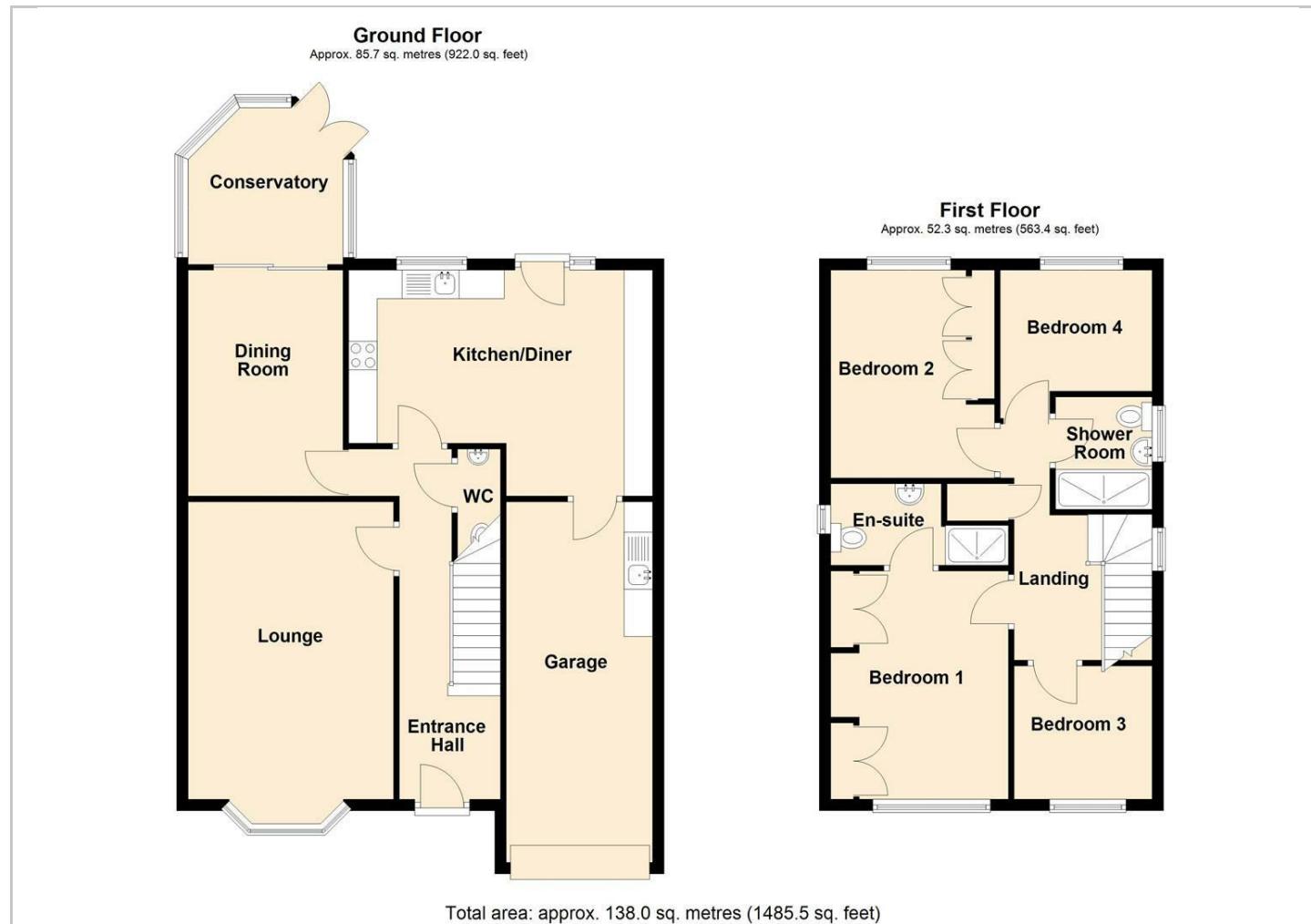
**MISREPRESENTATION ACT 1967**

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.



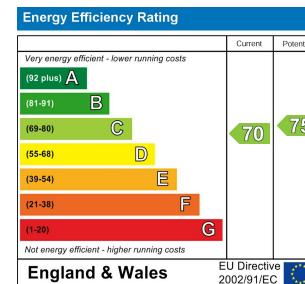
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.