



## Preston Hill, Leavening, Malton £925 Per Month

A wonderfully presented three-bedroom mid terrace home in this popular village location benefiting from a stunning fitted kitchen and spectacular rural views to the rear.



Upon entering the property is a useful porch area with access to a convenient downstairs WC.

The fitted kitchen has a combination of base and wall storage units with timber effect laminate preparation surfaces incorporating a stainless steel sink with drying area. There are a range of integrated appliances including fridge/freezer, oven, electric hob with extractor fan over and automatic dishwasher.



The sitting/dining room is located to the rear of the property is spacious in size with an access door to the rear elevation leading out to the garden. There are also two useful understairs storage cupboards one of which is plumbed for a washing machine. There is underfloor heating found throughout the ground floor.

To the first floor are three well-proportioned bedrooms with bedroom one being a generously sized double with a modern en-suite shower room with underfloor heating.



The house bathroom is contemporary in design and comprises a three-piece suite including bathtub with showerhead over, low flush WC and wash hand basin.

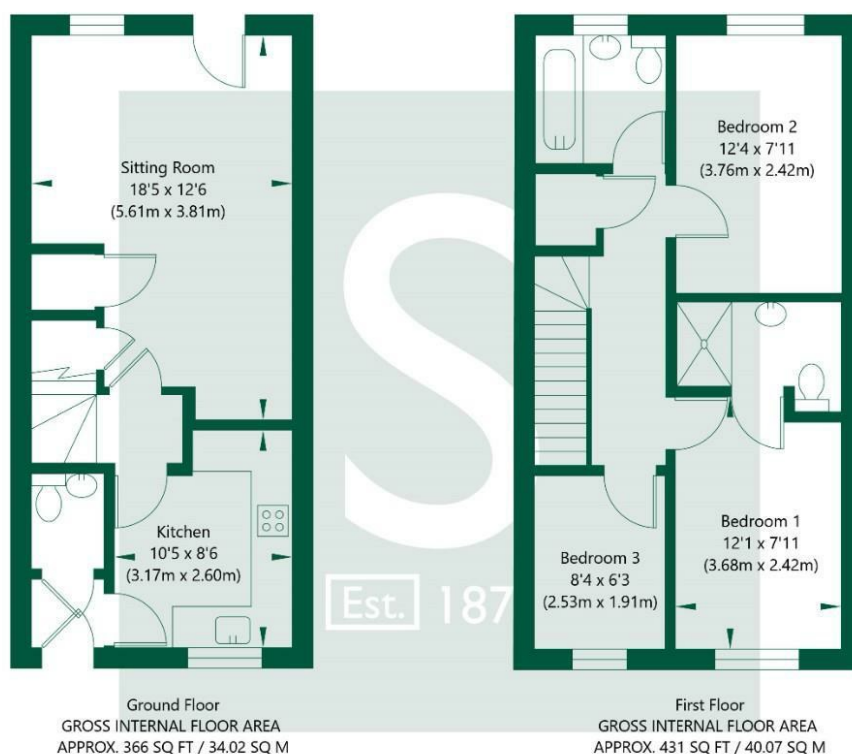
To the outside the property has an enclosed south-facing rear garden which is predominately laid to lawn. There is also a raised paved area towards the rear elevation with useful outside water tap and external power sockets.

The property also has an allocated off-street parking space.

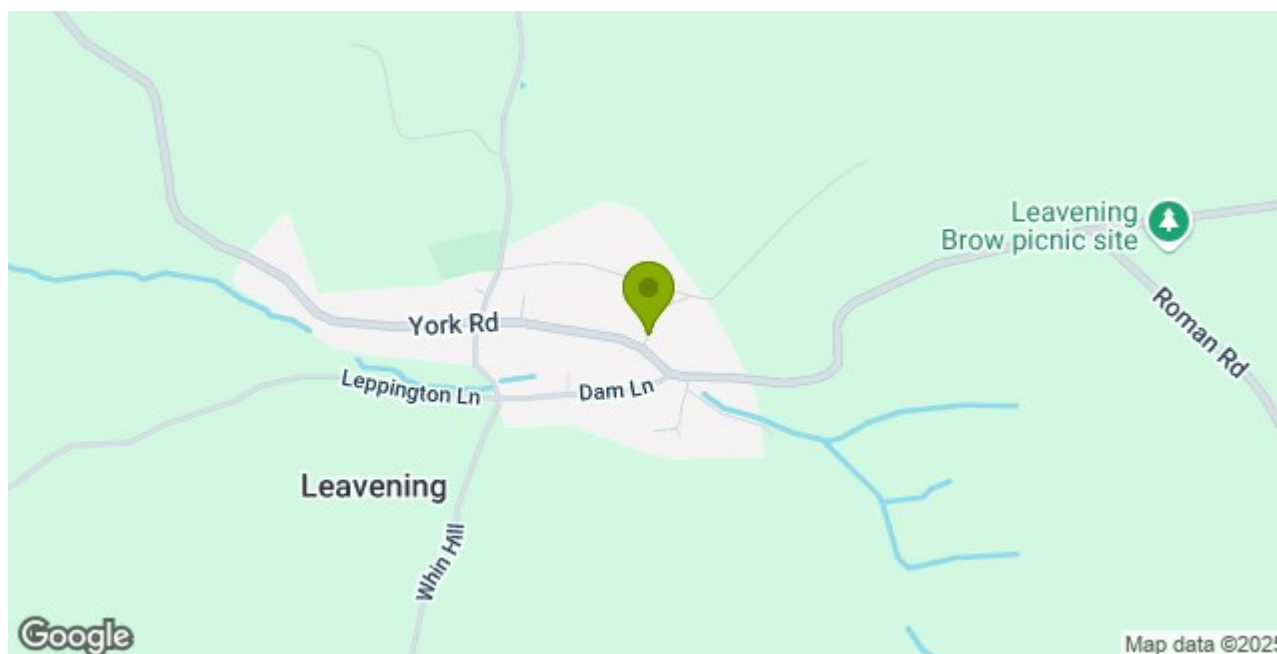
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



# Preston Hill, Leavening, York, YO17 9SB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 797 SQ FT / 74.09 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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