



QUICK&CLARKE
The Property Specialists

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Ash Tree Main Street, Lelley HU12 8SN
Offers in the region of £450,000

- Beautifully Appointed • Individually Designed Home
- Three Reception Rooms
- Dining Kitchen with fitted Appliances
- Utility Room
- Master Bedroom with En-Suite & Dressing Area
- Delightful Gardens
- Extensive Parking
- Double Garage
- Energy Rating E

A beautifully and individually designed home which enjoys a lovely village setting in the heart of Lelley.

Superbly appointed throughout with three reception rooms, farmhouse style dining kitchen, master bedroom with ensuite and dressing area, excellent parking, double garage and a delightful west facing garden to the rear this property simply must be viewed.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators, attractive multipaned double glazed windows and is arranged over two floors as follows:

LOCATION

This property enjoys a lovely village setting on Humbleton Road which leads from Nuttles and Newfiled Lane.

Lelley enjoys a village pub, the Stags Head with a wider range of amenities a short drive away in the towns of Hedon, Beverley and Hull.

OPEN PORCH

With external light and front entrance door to:

ENTRANCE HALL

8'5" x 15'6" (2.57m x 4.72m)
With engineered oak flooring, spindled staircase leading off and one central heating radiator.

LOUNGE

12' x 17'2" (3.66m x 5.23m)
Incorporating an open fire set in a sandstone surround with matching hearth, ceiling cornice, center rose, four wall light points, engineered oak flooring, UPVC double French doors to the rear garden and one central heating radiator.

DINING ROOM

12' x 10'11" plus a bay window to the front (3.66m x 3.33m plus a bay window to the front)
With engineered oak flooring, ceiling cornice, center rose and one central heating radiator.

STUDY

10' x 7'5" (3.05m x 2.26m)
With engineered oak flooring and one central heating radiator.

CLOAKS/W.C.

6'8" x 3'2" (2.03m x 0.97m)
With engineered oak flooring, low level W.C., pedestal wash hand basin with tiled splashback and one central heating radiator.

DINING KITCHEN

15'6" x 11'4" (4.72m x 3.45m)
With a farm house style fitted kitchen which incorporates an excellent range of base and wall units with a solid timber work surfaces and a matching dresser with plate racks and display shelves incorporating lighting, with an inset 1 1/2 bowl ceramic sink and space for a Range style gas cooker set in in the chimney recess with cooker hood over, integrated microwave, fridge, dishwasher and freezer, downlighting to the ceiling, ceramic tile flooring, tiled splashbacks, beams to the ceiling, UPVC double French doors to the rear garden and one central heating radiator.

UTILITY ROOM

6'8" x 8'4" (2.03m x 2.54m)
With fitted base and wall units incorporating timber work surfaces and a Belfast style sink, tiled splashbacks, plumbing for an automatic washing machine and space for a tumble dryer, floor mounted gas central heating boiler, ceramic tile flooring and composite side entrance door.

FIRST FLOOR

PART GALLERIED LANDING

Which incorporates a useful study area, access hatch to the roof space, built in cylinder/airing cupboard and one central heating radiator.

MASTER BEDROOM (REAR)

13'8" x 11'5" (4.17m x 3.48m)
With fitted wardrobes incorporating matching drawers, one central heating radiator and an open square archway to:

DRESSING AREA

With fitted wardrobes along one wall, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

6'9" x 6'1" (2.06m x 1.85m)
With a modern suite comprising of a large walk in shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls and one central heating radiator.

BEDROOM 2 (REAR)

12' x 11' (3.66m x 3.35m)
With one central heating radiator.

BEDROOM 3 (FRONT)

10'8" x 10'1" (3.25m x 3.07m)
With one central heating radiator.

BEDROOM 4 (FRONT)

10'1" x 7'7" (3.07m x 2.31m)
With one central heating radiator.

BATHROOM/W.C.

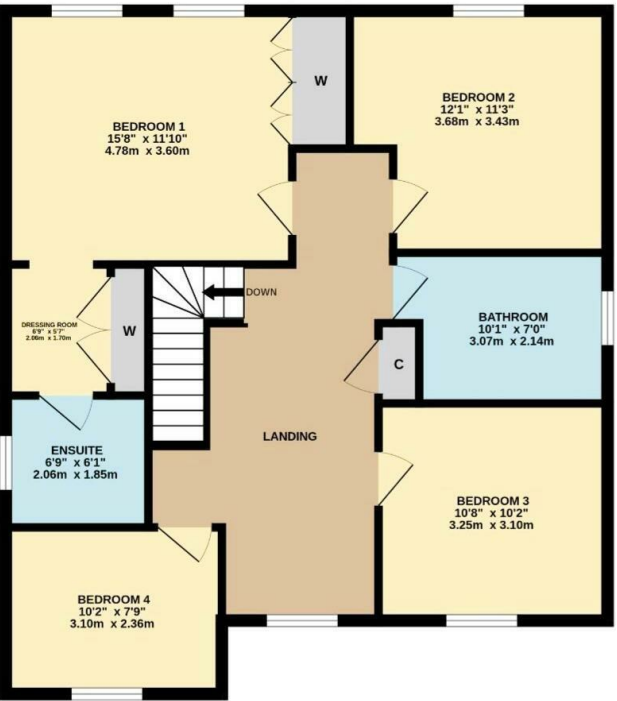
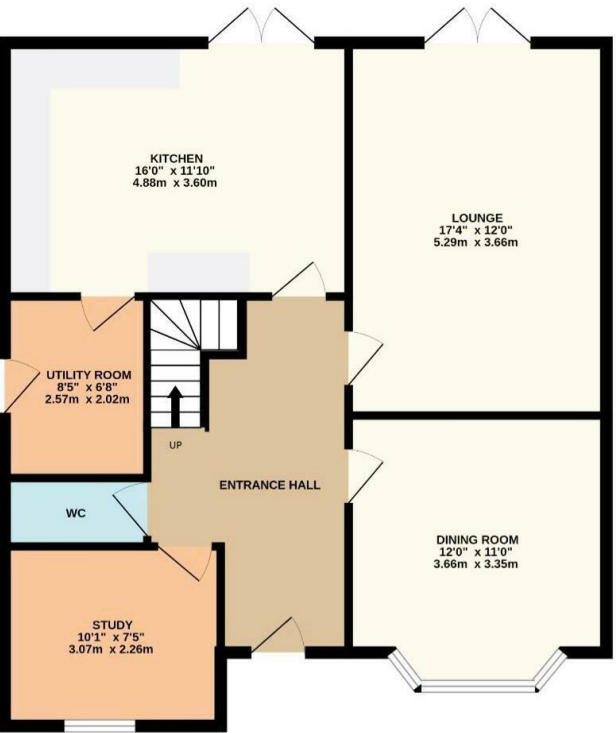
10'1" x 6'9" (3.07m x 2.06m)
With a four piece suite comprising of a panelled bath

with mixer taps and hand shower over, an independent tiled shower cubicle with hand shower and rain shower above, pedestal wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

OUTSIDE

The property is approached from Main Street via double opening wrought iron automated gates that lead to an extensive tarmacadam parking area and driveway along with a car charging point and attractive foregarden with brick pillared entrance and external lighting. The driveway leads to a double garage with up and over main door, side personal door, power and light laid on.

A paved patio adjoins the immediate rear of the property and beyond this is a pleasant lawned garden with mature planting, a lawn and the rear garden enjoys a lovely Westerly aspect. There is also external lighting and an outside cold water tap.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.