



## 10 Preston Hill

Leavening, YO17 9SB

Offers Around £250,000



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Nestled in the charming village of Leavening, near Malton, this delightful three-bedroom house offers a perfect blend of modern living and rural tranquillity. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the three well-appointed bedrooms provide ample space for family or guests. One of the standout features of this home is the three-vehicle carport, ensuring that parking is never a concern. The house has been fully updated over recent years, meaning you can move in with peace of mind, knowing that the property is in excellent condition and ready for you to make it your own. The open views surrounding the property enhance its appeal, allowing you to enjoy the beauty of the countryside right from your doorstep. Located in a sought-after village, you will benefit from a close-knit community atmosphere while still being within easy reach of local amenities and transport links. This house is not just a place to live; it is a wonderful opportunity to embrace a lifestyle that combines comfort, convenience, and the joys of village life. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.

- Immaculate three bedroom family home
- Three vehicle carport to the rear
- Early viewing advised!
- Set in a sought after village location with open views
- New kitchen and modernised throughout over recent years
- Planning permission granted until May 2026 to create further parking
- Lovely sized plot
- In move in condition

### Entrance Hall

Composite front door, window, radiator and stairs to the first floor.

### Sitting Room

Rear UPVC patio doors looking out to the garden. front aspect window, fireplace with slate hearth, and stone mantle surround, multi fuel burner stove., radiator.

### Kitchen / Diner

Front aspect window, side and rear windows also, side aspect glazed door with integrated blind. Range of wall and base units with ceramic sink and drainer, electric hob, oven and extractor fan above, integrated fridge freezer, larder cupboard, laminate flooring, breakfast bar, and understairs storage cupboard. Spotlights and radiator. Integrated dishwasher and integrated washer dryer.

### Landing

Rear aspect window and radiator. Loft access which is boarded with electric.

### Main Bedroom

Front facing window, radiator, storage cupboard, second storage cupboard over bulkhead.

### Shower Room

Rear aspect window, radiator, vanity sink unit, low flush WC, walk-in shower with electric shower unit, mermaid board.

### Bedroom Two

Front aspect window and radiator.

### Bedroom Three

Side aspect window and radiator.

### Exterior

Private and enclosed rear garden. Beyond the garden there is a three vehicle carport with 13amp electric to it (making it a good place for electric vehicles charging if needed). Plus secure store shipping container with standard keys (making it easy access for owner). Rear access for this house and next door along a single Farm track.

## Front Garden

Planning permission granted (until May 2026) giving driveway parking. Drop kerb has already been done. Front lawned garden with path and gravel area.

## Exterior

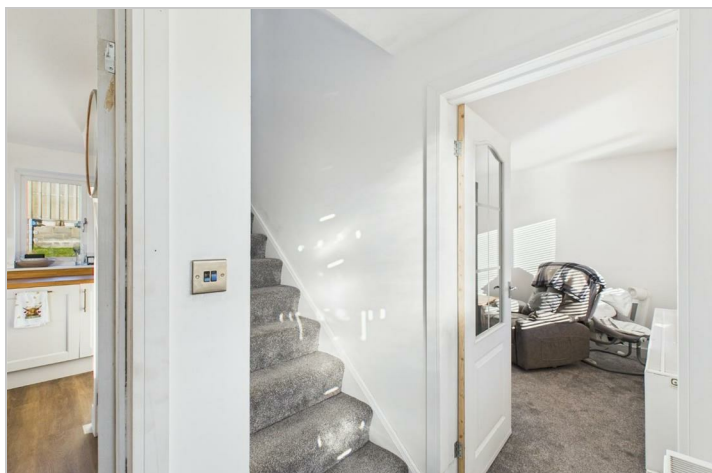
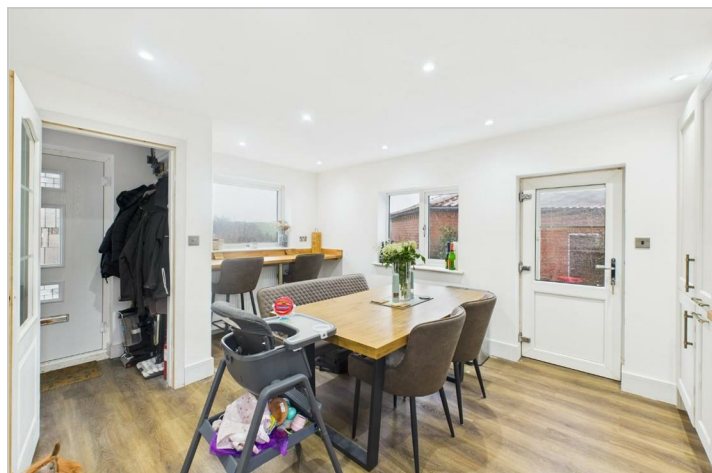
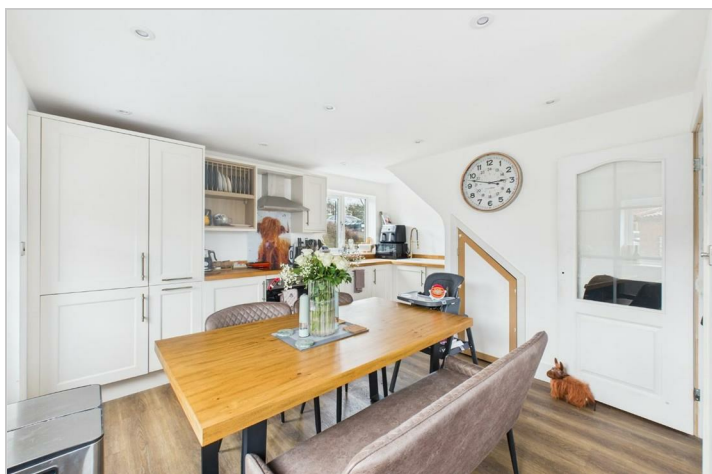
Air source heat pump. Fitted 2020. Still has 2 years approximate left on the grant which the new owner would be able to receive. About £1000 a year paid quarterly.

Mains drainage and electric.

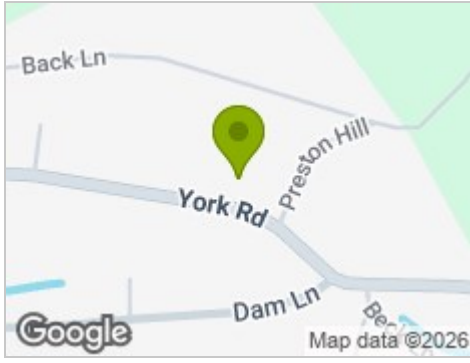
Full re-wire 2024 now signed off 2025. Full house plastered and new kitchen 2024. New windows 2022.

## Leavening

Leavening lies in the picturesque Wolds countryside, 6 miles to the south of Malton and within about half an hours drive from York city centre, to the south west. The village has a Primary School and Public House. Nearby Malton, offers excellent local facilities and amenities including a bus and railway station with regular connections to both the East Coast and York from where London can be reached in under 2 hours



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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