35 St. Catherines Drive, Leconfield, Beverley, HU17 7NU

Offers Over £250,000

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- THREE BEDROOM SEMI DEATCHED FAMILY HOME
- OPEN FIELD VIEWS
- OPEN PLAN KITCHEN/DINING/DAYROOM
- FINISHED TO AN EXCELLENT STANDARD THROUGHOUT
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- FITTED WARDROBES

A superb modern three bedroom semi detached family home in the popular village of Leconfield.

This beautifully presented home offers high quality finishes and modern living in a peaceful setting, ideal for families and those looking to downsize without compromise. At the heart of the property is a stunning open plan kitchen diner and dayroom, flooded with natural light and designed for both everyday living and entertaining. From the French doors in the kitchen you can enjoy open field views, with a summerhouse providing the perfect spot for relaxing, hobbies or home working. A useful cloakroom and a lounge positioned at the front of the property complete the ground floor.

To the first floor are three well proportioned bedrooms, including a principal bedroom with fitted wardrobes. A modern family bathroom completes the accommodation.

Externally, the property continues to impress with a long private driveway offering off street parking for multiple vehicles, together with a single garage.

Leconfield has a strong community feel, a primary school, playing fields with children's playground and recreation club. The location is ideal for commuters and families alike, with Beverley just minutes away and excellent road links.

Don't miss this superb opportunity to enjoy spacious modern village living, get in touch and book a viewing today!

ACCOMMODATION COMPRISES

ENTRANCE HALL 15'3" x 5'0" (4.66m x 1.54m)
uPVC entrance door, luxury vinyl flooring and an understairs cupboard.

CLOAK ROOM/WC 4'7" x 4'6" (1.41m x 1.38m)
Oak door with chrome handles, luxury vinyl flooring, ceiling spotlights, side aspect uPVC double glazed privacy window, wood panelled wall, wash hand basin with vanity unit and mixer tap.

LOUNGE 15'7" x 11'1" (4.76m x 3.39m)
Oak door with chrome handles, carpeted floor central ceiling light fitting and a front aspect uPVC double glazed window.

KITCHEN/DINER/DAYROOM 19'8" x 15'4" (6m x 4.68m)
Oak door with glass panels and chrome handles, luxury vinyl flooring, quartz worktops, ceiling spotlights, three pendant light fittings and a central ceiling light fitting, walk in pantry with shelving and space for fridge/freezer and tumble dryer. Side and rear aspect uPVC double glazed windows with French doors to the rear garden. A five ring ceramic hob with quartz worktop positioned in the island with a drainer sink and mixer tap, integrated fridge freezer, washing machine and dishwasher.

STAIRCASE AND LANDING 9'7" x 9'3" (2.93m x 2.82m)
Carpeted floor, side aspect uPVC double glazed window, wooden hand rail, loft hatch and an airing cupboard.

PRINCIPAL BEDROOM 13'11" x 11'10" (4.25m x 3.61m)
Oak door with chrome handles, fitted wardrobes, pendant light fitting, front aspect uPVC double glazed window, central ceiling light and wooden panelled walls.

BATHROOM 6'0" x 5'10" (1.85m x 1.79m)
Oak door with chrome handles, luxury vinyl flooring, central ceiling light, side aspect uPVC double glazed window, wash hand basin with vanity unit and mixer tap and a low flush WC.

BEDROOM TWO 10'8" x 9'6" (3.26m x 2.92m)
Oak door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM THREE 9'8" x 7'4" (2.95m x 2.25m)
Oak door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

EXTERIOR
To the front concrete driveway with front lawn, mature border and tree. To the rear a flagged patio area with lawned garden, summer house and wooden fence surround.

GARAGE
With manual up and over door, power and light.

COUNCIL TAX:
We understand the current Council Tax Band to be C

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.

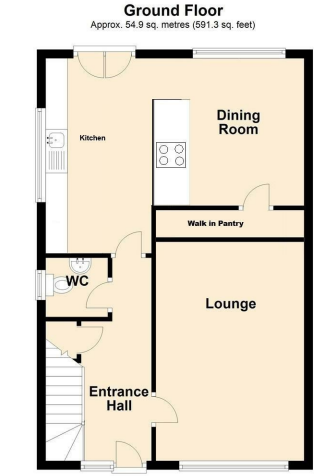
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

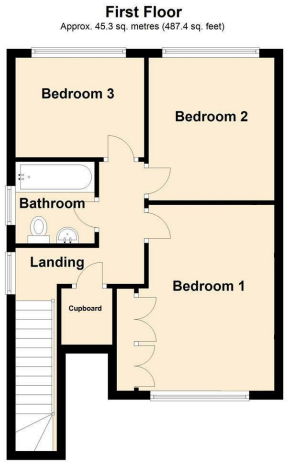
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

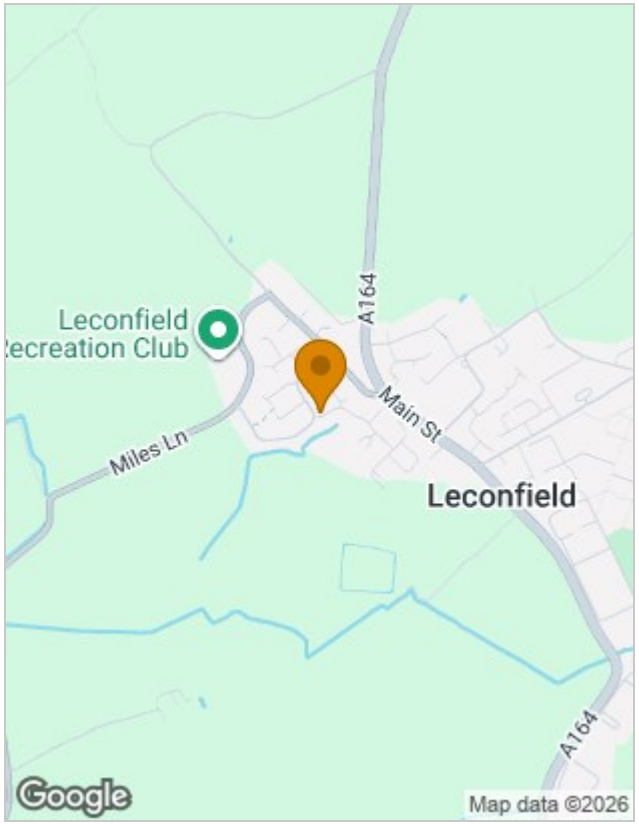
Floor Plans



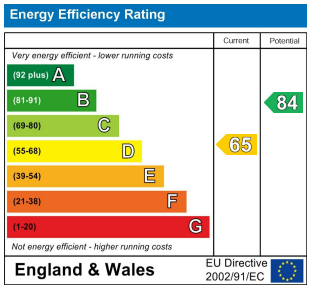
Total area: approx. 100.2 sq. metres (1078.7 sq. feet)



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com