



HEATING AND INSULATION
The property has uPVC double glazing, gas-fired central heating, solar panels in the roof and underfloor heating in the kitchen.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£410,000

**30 Sellers Drive,
Leconfield**



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30 Sellers Drive, Leconfield, HU17 7NA

An attractive 4 double bedroomed detached house with an appealing frontage and providing almost 1500 square feet of living space. The property has been much improved by the current owners and provides comfortable well proportioned family living space in this popular village. With 4 double bedrooms (1 en suite), three reception rooms and a double garage it will have significant appeal for many potential buyers. The double-fronted property enjoys an attractive position within this sought after modern development, sitting behind a good sized area of lawn at the front of the house and no other properties facing it opposite. The rear is also quite appealing with other gardens beyond and not being particularly overlooked. There is gas fired central heating, underfloor heating in the kitchen and uPVC double glazing throughout. The accommodation in full comprises: an attractive Entrance Hall, WC Cloaks, good sized Living Room with bay window to the front, a Snug that may be used as a formal dining room if preferred, Study and the delightful extended and attractively fitted Dining Kitchen with a central island. To the first floor there is a Landing, Master Bedroom with En Suite Shower Room, 3 further Double Bedrooms and a House Bathroom. There are lawned gardens to the front of the house and a block paved driveway with further car hardstanding to the side leads to a detached brick-built double garage with a pitched roof.

To fully appreciate this much loved family home an internal inspection is highly recommended. In the first instance though, our 360 degree tour will provide an excellent overview.

LOCATION

The property is located on a well regarded more modern development in the village of Leconfield which is situated just to the north of Beverley. Local amenities include a church, primary school and sports club. Leconfield has significant appeal given its proximity to Beverley and the regular buses that pass through it on their way to Beverley or Driffeld.



ACCOMMODATION

Entrance Hall - an attractive and spacious entrance hall with turn staircase to the first floor and a lovely floating oak floor.

WC Cloaks - with low flush WC, wash hand basin and window to the front.

Living Room - a spacious room with a bay window to the front and French windows to the rear.

Snug - may also be possibly be used as a formal dining room, with oak flooring and two windows to the front.

Study - with window to the rear and oak flooring.

Dining Kitchen - a lovely space with an attractively fitted kitchen including a central island. There are windows to three aspects including the velux style ones meaning the room is very light. There is space for a range style cooker, integral dishwasher and fridge, a quartz style worktop to the island and hardwood to the other units, and the tiled floor benefits from underfloor heating. There is a door to the garden.

First Floor Landing

Master Bedroom - a spacious double bedroom with extensive fitted wardrobes and two windows to the front.

En Suite Shower Room - with an attractively fitted modern white suite including walk-in shower unit, low flush WC and hand basin with cupboards underneath. Tiled walls and floor, and window to the front.

Bedroom - a good sized double bedroom with two windows to the front and fitted wardrobes.

Bedroom - a double bedroom with windows to the rear.

Bedroom - a smaller double bedroom with window to the rear.

Bathroom - a modern three piece suite in white comprising P-shaped bath with shower screen and shower over, low flush WC and wash hand basin with cupboard under. Fully tiled walls and floor, and window to the rear.

OUTSIDE

There are open plan lawned gardens to the front of the house which set the property back from Sellers Drive. A block paved driveway with an area of gravelled extra car hardstanding to the side leads to a detached garage. The garage is brick built with a pitched roof which means there is storage over the rafters, and has an electric roller door and courtesy door to the side. The rear gardens are well maintained and largely laid to lawn with planted borders and areas of attractive patio. There is timber fencing to the perimeters.

