

## 18 PRESTON HILL LEAVENING



**A recently built & beautifully appointed, three double bedroom semi-detached property offering spacious accommodation within a popular village, just a 10-minute drive from Malton.**

Entrance hall, guest cloakroom, kitchen/dining room, sitting room,  
Three double bedrooms (master bedroom with en-suite),  
dressing room (formerly bedroom four) & house bathroom.  
LPG central heating (underfloor on the ground floor), uPvc double-glazing.  
Driveway parking, landscaped rear garden with garden shed.  
Viewing is strongly recommended.

**GUIDE PRICE £315,000**

18 Preston Hill forms part of a recent development by North Yorkshire-based Havenfort Homes. This spacious semi-detached house is beautifully appointed, featuring a stylish dining kitchen with quartz kitchen units and integrated Bosch appliances, Villeroy & Boch bathroom fittings, and solid oak internal doors. This energy efficient home is packed with high levels of insulation, benefits from uPvc double-glazing and LPG central heating, which is underfloor throughout the ground floor. It is also worth noting that there is fibre broadband connected to the property.

The accommodation is arranged over three floors and totals almost 1,200sq.ft, in brief it comprises entrance hall, guest cloakroom, kitchen/dining room with laundry cupboard, sitting room with French doors onto the rear garden, first floor landing, master bedroom with en-suite shower room, bedroom two, a house bathroom and dressing room (former bedroom four), second floor landing and a third double bedroom.

Externally, a gravelled driveway runs alongside the house, providing ample space to park several vehicles. Most of the garden lies to the rear, is securely enclosed, and has been landscaped, featuring a paved patio area with steps leading up to a lawn with raised borders and a further seating area with pergola. A decent timber garden shed provides useful storage and is included in the sale.

Leavening is a popular Ryedale village nestled within the beautiful countryside of the Yorkshire Wolds and benefits from a hugely popular real ale pub, a primary school, church and village hall. The village is located within a ten-minute drive of the nearby market town of Malton (5 miles), where there is a wide range of amenities and railway station with hourly services to York and the East Coast. The city of York is easily accessible, some 15 miles south-west.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

Staircase to the first floor with oak banister and spindles. Tiled floor. Recessed spotlights. Cupboard housing the consumer unit and underfloor heating manifold.

#### **GUEST CLOAKROOM**

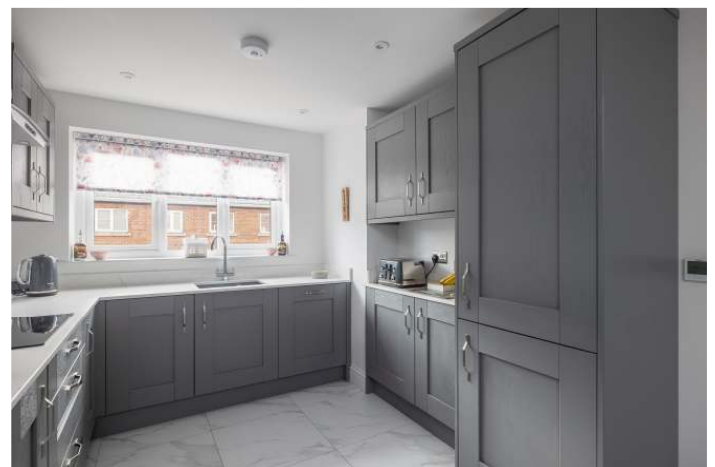
2.1m x 0.9m (6'11" x 2'11")

White suite comprising low flush WC and wash basin in vanity unit. Tiled floor. Extractor fan. Recessed spotlights. Casement window to the front.

#### **KITCHEN / DINING ROOM**

4.9m x 3.8m (max) (16'1" x 12'6")

Range of kitchen cabinets with quartz work surfaces, incorporating a one and a half bowl sink unit and an extensive range of integrated Bosch appliances including four ring induction hob with extractor hood, fan oven, combination oven, dishwasher and fridge freezer. Recessed spotlights. Tiled floor. Casement window to the front.



#### **LAUNDRY CUPBOARD**

1.8m x 1.0m (5'11" x 3'3")

Automatic washing machine point. Tiled floor.

## SITTING ROOM

4.9m x 3.9m (max) (16'1" x 12'10")

Casement window and French doors opening onto the rear garden. Telephone point. Recessed spotlights.



## FIRST FLOOR

### LANDING

Staircase to the second floor with oak banister and spindles. Fitted storage cupboard. Further cupboard with tiled floor and shelving, housing the LPG combi boiler. Recessed spotlights.



## BEDROOM ONE

3.9m x 2.7m (12'10" x 8'10")

Casement window to the front. Radiator.



## EN-SUITE SHOWER ROOM

2.3m x 1.4m (7'7" x 4'7")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Tiled floor. Half tiled walls. Extractor fan. Recessed spotlights. Heated towel rail.



## BEDROOM TWO

3.5m x 2.7m (11'6" x 8'10")

Casement window to the rear. Radiator.



### DRESSING ROOM

2.1m x 2.1m (including fitted wardrobes) (6'11" x 6'11")  
(Previously a fourth bedroom and could revert if needed).  
Range of fitted wardrobes and drawers. Casement window to the front. Radiator.



### HOUSE BATHROOM

2.1m x 1.8m (6'11" x 5'11")  
White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Tiled floor. Recessed spotlights. Casement window to the rear. Heated towel rail.



### SECOND FLOOR

#### LANDING

Velux roof light to the rear.

#### BEDROOM THREE

4.9m x 3.8m (max) (16'1" x 12'6")  
Recessed spotlights. Fitted storage cupboard. Velux roof light to the rear. Radiator.



### OUTSIDE

The house is set back from the street behind a low maintenance garden area with steps leading up to the front door and a gravelled driveway runs alongside the house, providing space to park two cars. Most of the garden lies to the rear and is securely enclosed. It has been professionally landscaped, featuring a paved patio area, lawn, raised beds, gravelled seating area with pergola and a timber garden shed measuring 3.3m x 1.8m (10'10" x 5'11").

### GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
LPG central heating.

Council Tax: Band: D (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 9SB.

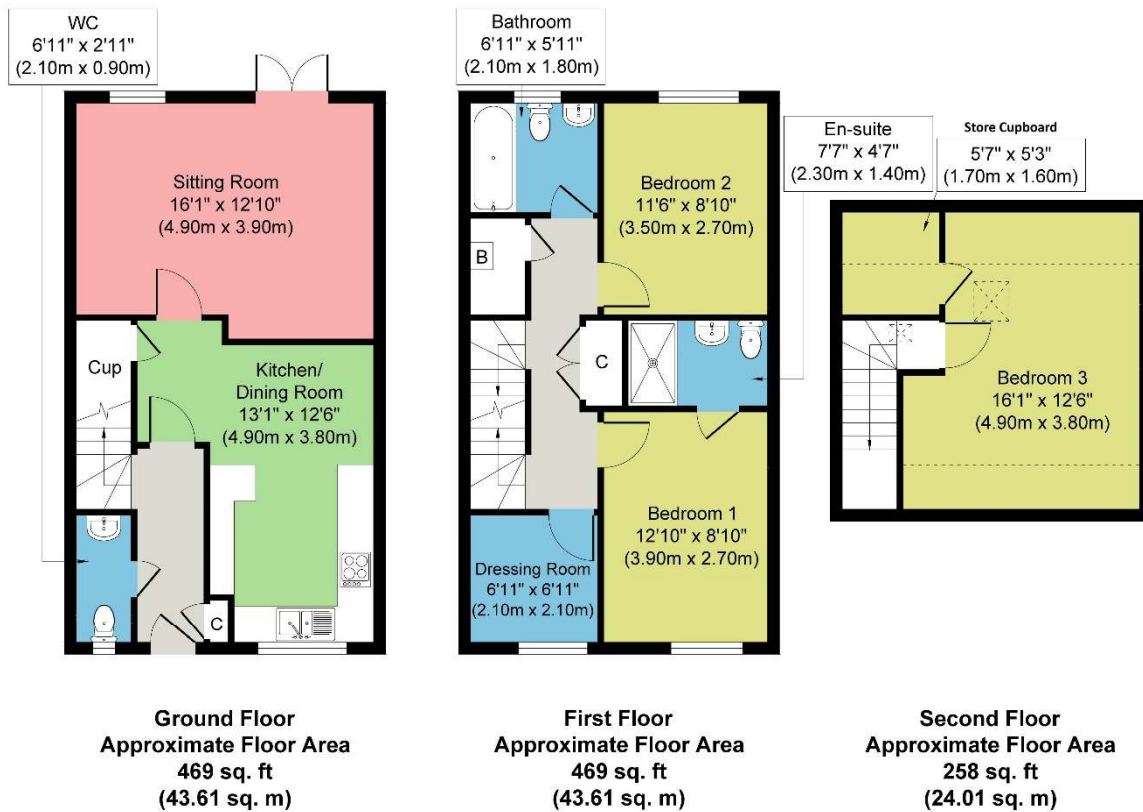
EPC Rating: Current: B84. Potential: A94.

Note: The property carries the balance of its 10-year NHBC warranty.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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