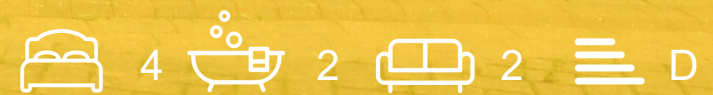


staniford
grays



27 Ash Tree Drive, Leconfield, Beverley, HU17 7ND

£332,950





27 Ash Tree Drive

Beverley, HU17 7ND

- OPEN FIELD VIEWS TO THE REAR
- FOUR GOOD SIZED BEDROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- INTEGRAL GARAGE
- QUIET CUL DE SAC LOCATION
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM

A delightful four bedroom detached family home, set in the village of Leconfield.

From the moment you arrive, the property impresses with ample off street parking for multiple vehicles, alongside an integral garage. Inside, a spacious and welcoming entrance hallway sets the tone, leading through to a generously sized lounge positioned at the front of the home.

To the rear, the heart of the home unfolds with a well appointed kitchen complete with integrated appliances, complemented by a separate utility room for added convenience. A separate dining room provides the perfect setting for family meals and entertaining.

Upstairs there are four well proportioned bedrooms. The principal bedroom benefits from an ensuite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress. Both front and rear gardens are mainly laid to lawn, with the rear garden offering a high degree of privacy, ideal for children to play safely or for hosting outdoor gatherings while enjoying the open field backdrop.

Combining generous living space, a quiet setting and beautiful surroundings, this fantastic family home is ready to be enjoyed.

Book your viewing today!



£332,950



ACCOMMODATION COMPRISES

ENTRANCE HALL 20'6" x 5'9" (6.26m x 1.76m)
uPVC entrance door with privacy glass panels, carpeted floor and a central ceiling light.

LOUNGE 18'7" x 11'11" (5.68m x 3.64m)
Wooden door with brass handles, carpeted floor, two central ceiling lights and a wall mounted electric fire.

CLOAK ROOM/WC 6'7" x 2'6" (2.02m x 0.78m)
Wooden door with brass handles, vinyl floor, low flush WC, wash hand basin and extractor fan.

KITCHEN 9'10" x 8'8" (3.02m x 2.66m)
Wooden door with brass handles, vinyl floor, rear aspect uPVC double glazed window, ceiling spotlights, integrated four ring gas hob and electric oven, one and a half bowl drainer sink with mixer tap, chrome extractor fan, splash back tiling and a range of wall and base units.

UTILITY ROOM 8'7"n x 7'8" (2.64mn x 2.35m)
Wooden door with brass handles, uPVC double glazed rear door, rear aspect uPVC double glazed window, vinyl floor, strip light, chrome drainer sink with mixer tap, a range of base units and a loft hatch.

STAIRCASE AND LANDING 8'10" x 7'11" (2.70m x 2.43m)
Carpeted floor, side aspect uPVC double glazed window and a wooden banister with spindles.

BEDROOM ONE 7'11" x 7'7" (2.43m x 2.33m)
Wooden door with brass handles, carpeted floor and a front aspect uPVC double glazed window.

PRINCIPAL BEDROOM 13'1" x 9'10" (4m x 3m)
Wooden door with brass handles, carpeted floor, front aspect uPVC double glazed window and a central ceiling light.

ENSUITE SHOWER ROOM 6'8" x 4'9" (2.05m x 1.47m)
Wooden door with brass handles, vinyl floor, central ceiling light, side aspect uPVC double glazed privacy window, low flush WC, vanity unit with wash hand basin, extractor fan, splash back tiling, shower cubicle with mixer shower.



BEDROOM THREE

12'0" x 9'4" (3.67m x 2.85m)

Wooden door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM FOUR

8'9" x 6'11" (2.68m x 2.13m)

Wooden door with brass handles, carpeted floor and a rear aspect uPVC double glazed window.

BATHROOM

6'7" x 5'9" (2.01m x 1.76m)

Wooden door with brass handles, vinyl floor, central ceiling light, side aspect uPVC double glazed window, extractor fan, splash back tiles, bath with mixer shower over, low flush WC, vanity unit with wash hand basin and mixer tap.

GARAGE

20'0" x 8'4" (6.11m x 2.56m)

With electric roller door, power and light. Hardwood single glazed side aspect window, also boiler housed.

EXTERIOR

To the front a block paved driveway and path with lawned garden, borders with mature shrubs. To the rear a wooden garden shed, lawned garden with mature shrubs and hedge with fence surround and gravel perimeter.

COUNCIL TAX:

We understand the current Council Tax Band to be D

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.



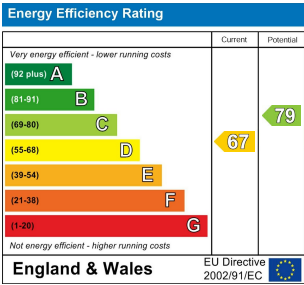
Floor Plans



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.