



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

£319,950





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Beverley, HU17 7ND

- PRIVATE PARKING FOR MULTIPLE VEHICLES
- SUMMER HOUSE IN REAR GARDEN
- CONSERVATORY
- FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE WITH DINING ROOM OFF
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM

Set in the heart of the friendly village of Leconfield, this welcoming four bedroom detached home offers the space, comfort and lifestyle so many families are looking for.

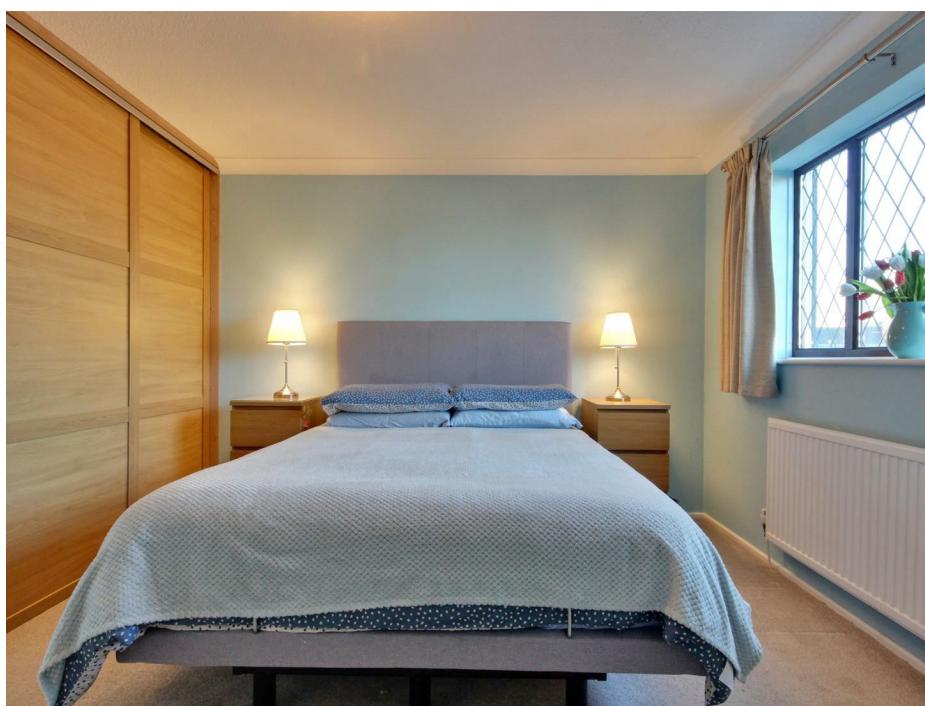
The ground floor flows beautifully, with a bright modern kitchen complete with pantry and integrated appliances, a generous lounge with feature electric fire, and a separate dining room perfect for family mealtimes. A light filled conservatory opens straight out to the garden, while a handy utility room keeps everyday living organised. Bedroom four is positioned on the ground floor and is currently used as a study, ideal for home working or homework space.

Upstairs, the principal bedroom comes with fitted wardrobes and its own ensuite. Two further bedrooms and a charming family bathroom with a roll top bath create a cosy, relaxed feel.

Outside, there's ample parking to the front, and a lovely rear garden with lawn, patio, a wooden summer house and a greenhouse, great for play, pottering, or simply unwinding.

A superb village home offering plenty of room to grow.

Get in touch and book your viewing today!



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ENTRANCE HALL

uPVC entrance door with privacy glass panels, laminate floor and a central ceiling light.

LOUNGE

Oak panelled door with chrome handles, laminate floor, chrome central ceiling light fitting, fire place with oak surround, marble hearth and chrome electric fire insert.

DINING ROOM

Laminate floor, central ceiling chrome light fitting, sliding doors to the conservatory.

CONSERVATORY

Of uPVC, glass and brick construction with laminate floor and French doors to the rear garden.

KITCHEN

17'8" x 17'1" (longest and widest point) (5.41m x 5.21m (longest and widest point))
Oak door with chrome handles, oak door with glass panels and chrome handles, laminate floor, rear aspect uPVC double glazed window, ceiling spotlights. An integrated five ring gas hob, electric oven, chrome extractor, one and a half drainer sink with mixer tap, space for a fridge freezer and dishwasher with a pantry cupboard, a range of wall and base units with splash back tiles.

UTILITY ROOM

10'4" x 7'8" (4.69m x 2.34m)
Oak door with glass panels and chrome handles, laminate floor, chrome central ceiling light fitting, rear and side aspect uPVC double glazed windows, a uPVC side door with glass panels, space for a washing machine and dryer, stainless steel drainer sink with mixer tap and splash back tiles.

STUDY / BEDROOM FOUR

10'10" x 7'10" (3.32m x 2.41m)
Wooden pocket door, laminate floor, front aspect uPVC double glazed window, ceiling spotlights and a loft hatch.

CLOAKROOM/WC

4'2" x 3'11" (1.29m x 1.21m)
Oak door with chrome handles, vinyl floor, central ceiling light, pedestal wash hand basin with mixer tap and splash back tiles and a low flush WC.

STAIRCASE AND LANDING

8'6" x 6'1" (2.60m x 1.86m)
Carpeted floor, wooden hand rail, airing cupboard and a loft hatch.

**PRINCIPAL BEDROOM**

11'6" x 10'4" (3.51m x 3.17m)
Oak door with chrome handles, carpeted floor, chrome central ceiling light fitting, fitted wardrobes and a front aspect uPVC double glazed window.

ENSUITE SHOWER ROOM

7'9" x 5'6" (2.38m x 1.69m)
Oak door with chrome handles, vinyl floor, central ceiling light front aspect uPVC double glazed window, shower cubicle with mixer shower, full splash back tiling, low flush WC and a wash hand basin with mixer tap and vanity unit.

BEDROOM TWO

11'6" x 8'4" (3.52m x 2.55m)
Oak door with chrome handles, carpeted floor, rear aspect uPVC double glazed window and fitted wardrobes.

BEDROOM THREE

8'10" x 6'11" (2.70m x 2.11m)
Oak door with chrome handles, carpeted floor, chrome central ceiling light fitting and a rear aspect uPVC double glazed window.

BATHROOM

7'10" x 4'6" (2.41m x 1.39m)
Oak door with chrome handles, central ceiling light, side aspect uPVC double glazed window, pedestal wash hand basin, full splash back tiling, roll top bath with traditional taps and hand held shower. Low flush WC and laminate flooring.

EXTERIOR

To the front a concrete and gravel drive with a side path to the rear garden. To the rear a flagged patio area with lawn and a large summer house and fence surround.

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

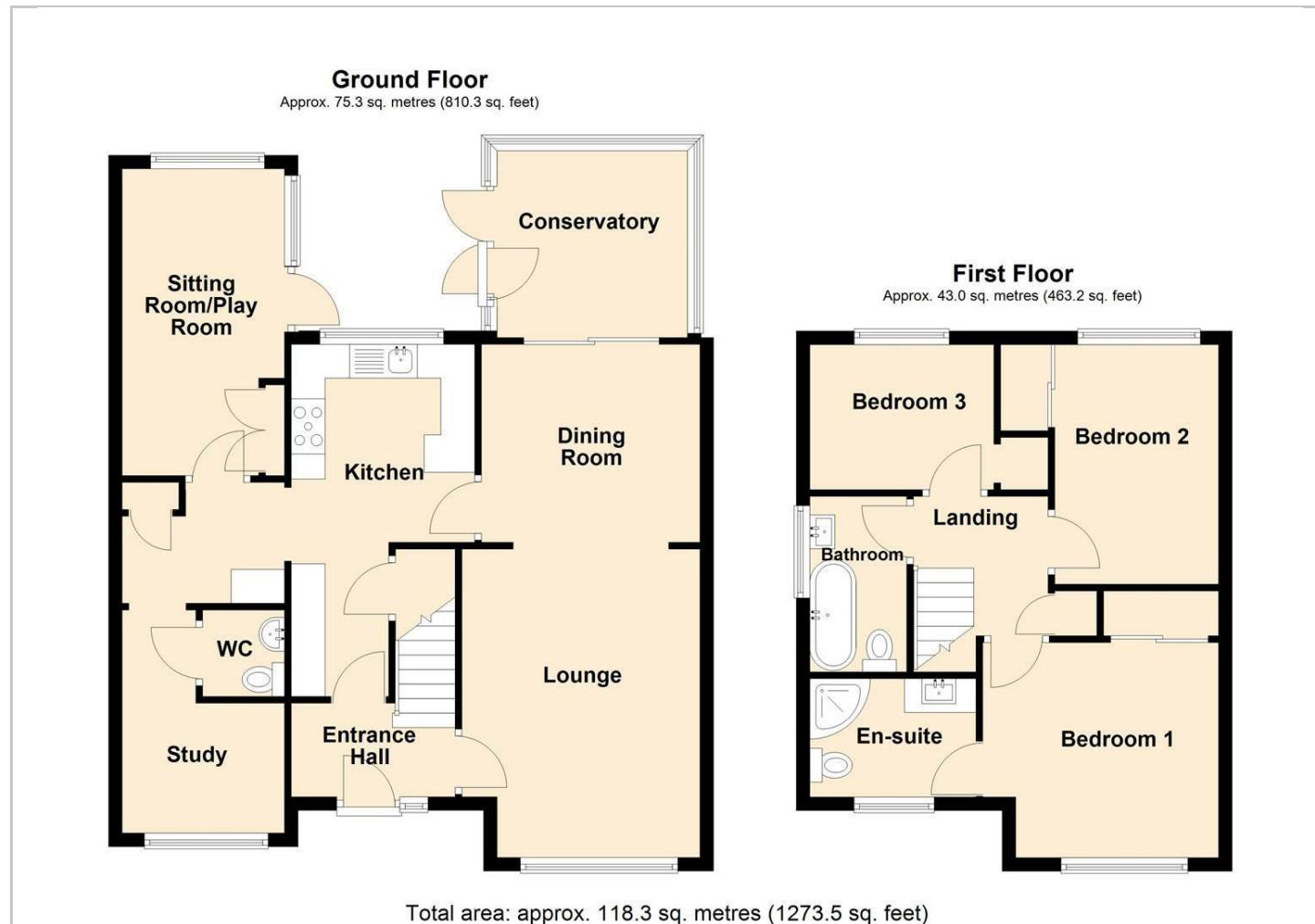
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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





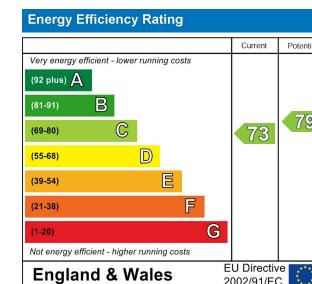
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.