



1 St. Catherines Drive, Leconfield, Beverley, HU17 7NT

£249,950

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# 1 St. Catherines Drive

Beverley, HU17 7NT

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- THREE GOOD SIZED BEDROOMS
- POPULAR VILLAGE LOCATION
- OPEN PLAN KITCHEN DINER
- FRONT AND REAR LAWNS
- GARAGE

A beautifully presented three bedroom semi detached home, set within the quiet and welcoming village of Leconfield.

This lovely home offers modern, well finished accommodation that will appeal to families and those looking to downsize in comfort. The heart of the property is the bright open plan kitchen, dining and day room, a relaxed, sociable space ideal for everyday living. French doors open onto the lawned garden with a composite decked area, ideal for summer time entertaining. The ground floor also features a comfortable front facing lounge.

Upstairs are three well proportioned bedrooms, including a principal bedroom with fitted wardrobes, together with a modern family bathroom with shower cubicle.

Outside, the property benefits from a front garden and long private driveway providing off street parking for several vehicles, as well as a single garage.

Leconfield enjoys a strong community feel with a primary school, playing fields, children's playground and recreation club, while Beverley is just a short drive away and excellent road links make this a practical location for commuters.

A wonderful opportunity to enjoy easy, modern village living. Get in touch and book your viewing today!



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## ACCOMMODATION COMPRISES

### ENTRANCE HALL

14'0" x 6'5" (4.27m x 1.96m)  
Composite entrance door with glass panels, luxury vinyl flooring, central ceiling light and an understairs cupboard.

### LOUNGE

16'4" x 11'9" (5m x 3.59m)  
Oak door with chrome handles, carpeted floor, front aspect uPVC double glazed window, central ceiling light with media wall.

### KITCHEN/DINER

18'8" x 11'4" (5.71m x 3.46m)  
Oak door with chrome handles, luxury vinyl floor, rear aspect uPVC double glazed window, uPVC double glazed French doors to the rear garden. A range of wall and base units with oak work tops and a one and a half bowl stainless steel drainer sink with mixer tap. An integrated five ring gas hob positioned in the island with extractor above. Integrated fridge, electric oven, microwave, dishwasher and washing machine.

### STAIRCASE AND LANDING

9'4" x 6'2" (2.87m x 1.88m)  
Carpeted floor, central ceiling light, side aspect uPVC double glazed window, wooden banister with spindles, loft hatch (loft partially boarded).

### BATHROOM

9'2" x 8'5" (widest and longest) (2.81m x 2.59m (widest and longest))  
Oak door with chrome handles, tiled floor, ceiling spotlights, splash back tiling, rear and side aspect uPVC double glazed windows, chrome towel radiator, shower cubicle with mixer shower, low flush WC, bath with mixer tap, wash hand basin with vanity unit and mixer tap.

### BEDROOM ONE

12'1" x 12'3" (3.69m x 3.74m)  
Oak door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

### PRINCIPAL BEDROOM

13'5" x 10'6" (4.11m x 3.21)  
Oak door with chrome handles, carpeted floor, central ceiling light, front aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM THREE**

10'3" x 7'11" (3.14m x 2.42m )  
Oak door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a build in cupboard.

**GARAGE**

16'2" x 9'4" (4.95m x 2.85m )  
With a manual up and over door, power and light with a side aspect uPVC double glazed window.

**EXTERIOR**

To the front a concrete driveway with wooden double gate, lawn with hedge, border and dwarf fence. To the rear fence surround and border with composite decking from the French doors, a lawn with gravel path and seating area.

**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](mailto: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.

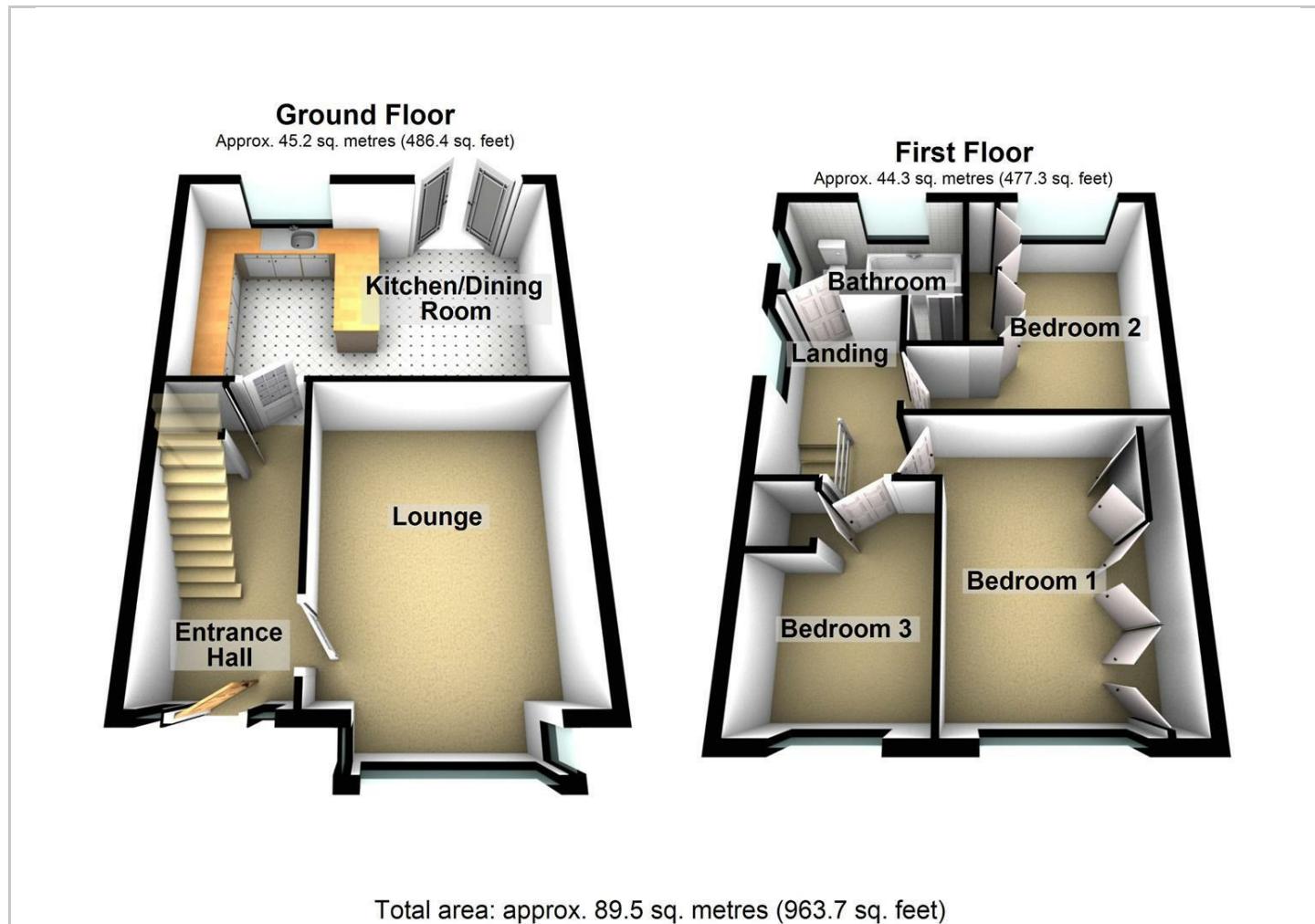
**MISREPRESENTATION ACT 1967**

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.

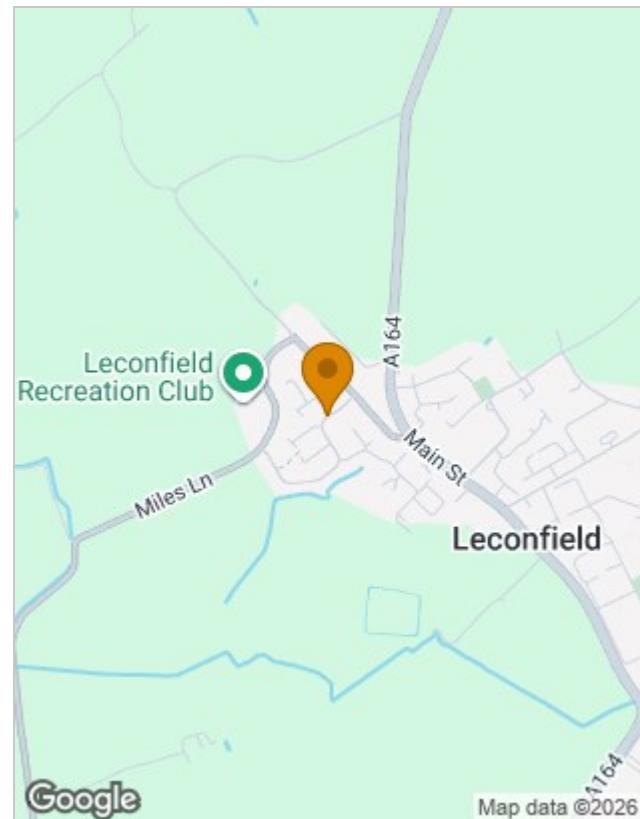
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



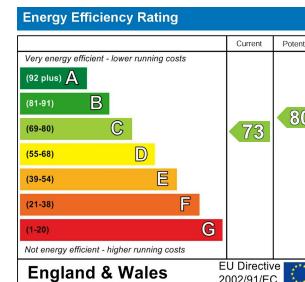
## Floor Plans



## 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.