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QUICK&CLARKE

The Property Specialists

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49 Sellers Drive, Leconfield HU17 7NA

£395,000

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- Much loved and updated family home
- Tucked-away head of cul-de-sac position
- Immaculately presented - move in condition
- Possibly largest plot on development
- Backing onto Leconfield Primary School playing field
- Brand new boiler - approximately 2 years old
- Council Tax Band: E
- EPC Rating: C

A fabulous, much loved family home which is situated on possibly the largest and best plot on Sellers Drive. Located in a tucked away position at the head of the cul-de-sac and backing onto Leconfield Primary School playing fields, this property has been enhanced and updated over time.

The size of the plot could lend itself to further extension (subject to the necessary permissions) or the more simple conversion of the double garage to extra living space if required.

Having the flexibility of four bedrooms, one of which has a stunning en-suite shower room, the property also has two reception rooms plus a conservatory. The largest part of the well tended garden is southerly facing and has a fantastic degree of privacy with a further quiet garden to one side.

LOCATION

The property is located at the very head of the cul-de-sac forming Sellers Drive which is accessed off Aram Road in the centre of Leconfield.

In our opinion, often unfairly overlooked, Leconfield offers exceptional convenience, being just 3 miles north of Beverley via a direct cycle path, and perfectly positioned on the main road connecting Driffield and Beverley. This makes for easy commutes and access to the wider region. Within the village, enjoy local facilities like the primary school and a well-used community social club with playing fields, while Beverley provides an even broader range of shops and services.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

6'1" x 2'6" (1.85m x 0.76m)
With a modern uPVC front door with stained glass panel. Further windows to both sides and tiled floor.

ENTRANCE HALL

19'6" x 5'8" (5.94m x 1.73m)
A wide and welcoming entrance hall with a composite front door providing access off the entrance porch. Solid oak flooring which flows throughout much of the ground floor accommodation. Stairs to the first floor with storage cupboard under and window to the front elevation.

LIVING ROOM

16'3" x 14'9" into bay (4.95m x 4.50m into bay)
An attractive room situated to the rear of the property and with walk-in bay window with French doors opening out onto the quiet garden. The focal point of the room is a contemporary styled multi-function fire with marble surround. Double timber glass panelled doors providing access from the entrance hall.

KITCHEN

9'6" x 9'5" (2.90m x 2.87m)
An attractive modern kitchen with white fronts, laminate work surfaces and ceramic tiled splashbacks. Electric range with double ovens. Porcelain one and a half bowl sink and drainer. Space for fridge. Tiled floor. Open plan into utility room.

UTILITY ROOM

7'2" x 5'0" (2.18m x 1.52m)
With wall and base storage units and laminate work surfaces. Space and plumbing for washing machine and tumble dryer. uPVC door providing access to the southerly facing garden with obscured glass panel.

DINING ROOM

9'3" x 9'6" (2.82m x 2.90m)
French doors opening into the conservatory.

CONSERVATORY

10'8" x 10'4" (3.25m x 3.15m)
Tiled floor and French doors opening onto the garden.

FIRST FLOOR

LANDING

Window to front elevation. Airing cupboard housing the hot water tank and access to loft.

BEDROOM 1

10'10" x 11'9" (3.30m x 3.58m)
With an extensive range of fitted wardrobes with sliding fronts. Window to rear elevation.

EN-SUITE SHOWER ROOM

8'7" x 4'6" (2.62m x 1.37m)
With a three piece sanitary suite comprising close coupled w.c., vanity hand wash basin and shower cubicle. Partially tiled walls and tiled floor. Window to rear elevation. Heated towel rail.

BEDROOM 2

11'5" x 9'8" (3.48m x 2.95m)
Fitted wardrobes. Window to rear elevation.

BEDROOM 3

9'7" x 9'6" (2.92m x 2.90m)
Window to front aspect.

BEDROOM 4

7'9" x 6'10" (2.36m x 2.08m)
Window to front aspect.

BATHROOM

6'5" x 6'" (1.96m x 1.83m)
With a three piece sanitary suite comprising low level w.c., pedestal hand wash basin and panelled bath. Tiled walls and floor. Window to side elevation.

OUTSIDE & GARDENS

The property is surrounded by gardens to three sides with a driveway leading up to the garage and providing ample parking for a number of cars.

The rear garden encompasses the south and east aspects of the property and has the benefit of backing onto Leconfield playing fields which offer a backdrop of mature trees and as such provides for a peaceful setting.

To the southern aspect is a seating area with lawned garden having wide and well stocked flower beds and with a large timber shed to one side and seating area. Accessed from the French doors from the living room is a quiet garden which has landscaped flowerbeds, central seating area and water feature with inset lighting.

DOUBLE GARAGE

18'3" x 16'3" (5.56m x 4.95m)
Attached to the house and as such potentially allowing for conversion into further living space (subject to the necessary permissions). With two electric roller shutter doors and storage in roof space. Hot and cold water plumbed in. Supplied with light and power with courtesy door providing access from the rear garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR

1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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