



**42 Sellers Drive**  
**Leconfield, Beverley, East Yorkshire HU17 7NA**  
**Offers over £210,000**

**WP** WOOLLEY  
& PARKS

# 42 Sellers Drive, Leconfield, Beverley, East Yorkshire HU17 7NA

\*\*\*A DETACHED HOME IN A PLEASANT VILLAGE POSITION\*\*\*

This deceptively spacious detached home occupies a pleasant position, with a lovely garden, driveway parking and a detached garage, within a cul-de-sac of similar properties in this village location just a short distance from Beverley. The property has been beautifully maintained over the years and offers accommodation briefly comprises Entrance Lobby and Cloakroom, two Reception Rooms and a Kitchen to the ground floor, with three double Bedrooms and a Bathroom to the first floor. With the added benefit of being sold with NO ONWARD CHAIN, we advise interested parties to ACT QUICKLY to avoid missing this lovely home.

## Entrance Hall 5'4" x 3'9" (1.63m x 1.14m )

A uPVC double glazed panel entrance door opens from an attractive canopy porch to a hall with ceiling coving and radiator.

## Cloakroom/WC 8'0" x 3'0" (2.44m x 0.91m)

With WC and pedestal hand basin, splash back tiling, radiator and double glazed window.

## Living Room 14'6" x 12'7" (4.42m x 3.84m)

A light and spacious reception room with a walk-in double glazed bay to the front elevation, ceiling coving, two radiators and a living flame gas fire with granite composite hearth and back, and timber mantelpiece.

## Dining Room 11'10" x 9'12 (3.61m x 2.74m)

Glazed double doors from the lounge open into this second reception room, with ceiling coving, radiator and double glazed patio doors to the rear elevation. Staircase off.

## Kitchen 10'9" x 8'7" (3.28m x 2.62m)

Comprehensively fitted with a range of base, wall and drawer units in a beech wood laminate finish with granite effect rolled edge work surfaces, stainless steel one and a half bowl sink unit and splash back tiling. Integrated electric oven and gas hob with extractor hood above, plus under-counter recesses for free-standing washing machine and fridge. With radiator, gas central heating boiler, double glazed window and double glazed panel external door.

## First Floor Landing

With two double glazed windows, radiator, loft access hatch and built-in airing cupboard.

## Bedroom One 14'6" x 9'7" (4.42m x 2.92m)

With twin double glazed windows, radiator, and TV aerial point.

## Bedroom Two 10'9" x 8'9" (3.28m x 2.67m)

With double glazed window and radiator.

## Bedroom Three 9'2" x 8'9" (2.79m x 2.67m)

With double glazed window and radiator.

## Shower Room 6'3" x 5'6" (1.91m x 1.68m)

A white suite comprises double width shower enclosure, pedestal wash basin and a WC, with splash back tiling, radiator, extractor fan and double glazed window.

## External

The property boasts an attractive frontage with open lawn and a paved and gravelled driveway extending to the side of the house.

## Detached Garage 16'9" x 9'0" (5.11m x 2.74m)

A brick and tile constructed detached single garage with roller door from the driveway, electric lighting and power sockets.

## Rear Garden

The rear garden has been very well maintained, offering a central lawn with paved path border and patio terrace, low maintenance gravelled borders and fenced perimeter with hand gate to the side driveway.

## Services

It is understood that all mains services are connected.

## Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build

homes and therefore, may be subject to a small margin of error or as built.

## New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

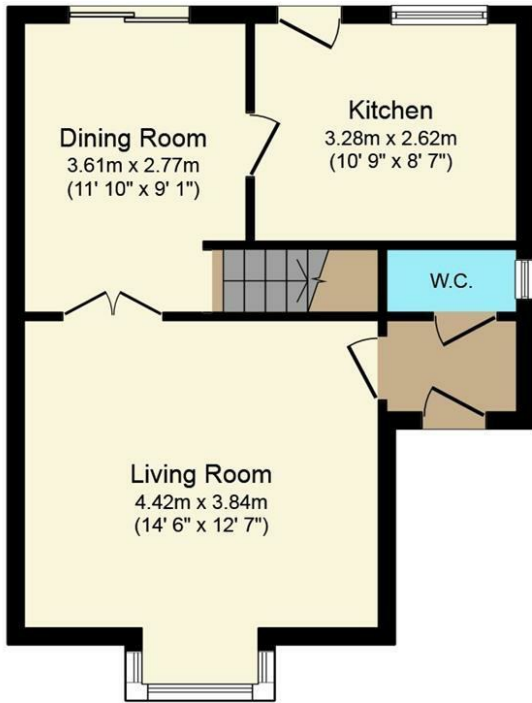
## Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





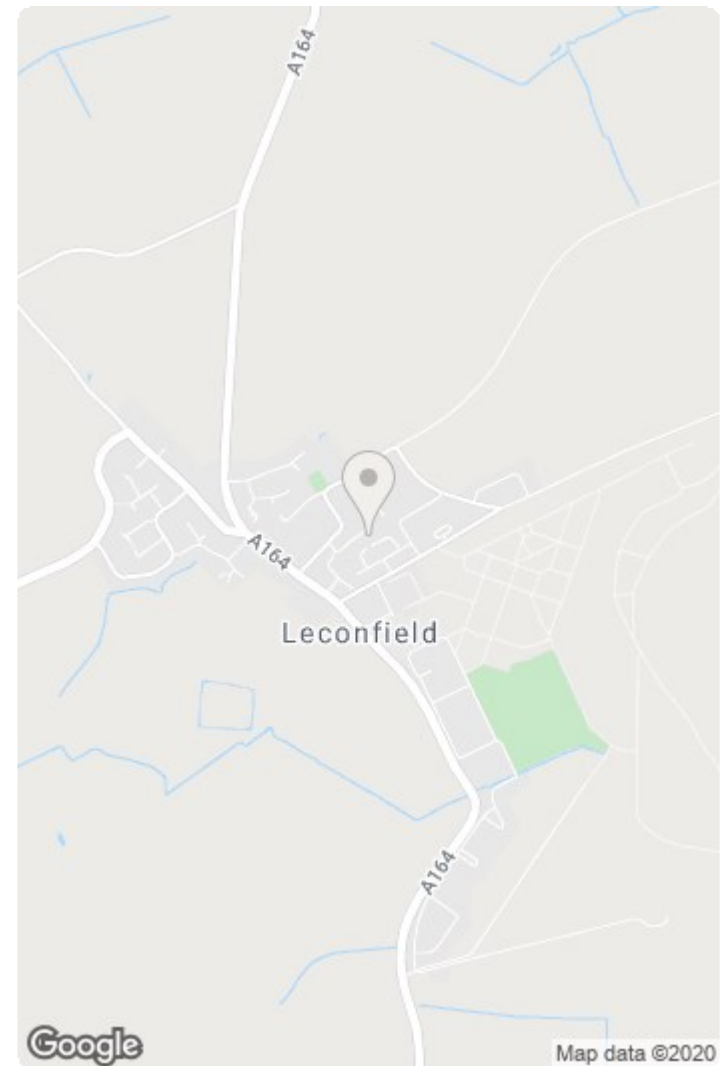
### Ground Floor

Floor area 42.7 sq. m. (460 sq. ft.) approx



### First Floor

Floor area 42.7 sq. m. (460 sq. ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Total floor area 85.4 sq. m. (919 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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