



## 29 Preston Hill

Leavening, YO17 9SB

Price Guide £425,000



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Set in an elevated position in the charming village of Leavening, near Malton, this beautifully designed four-bedroom detached family home offers a perfect blend of modern living and picturesque surroundings. The property boasts an impressive elevated position, providing stunning views over the rolling wolds, making it an ideal retreat for those seeking tranquility and natural beauty. Upon entering, you are welcomed into a spacious reception hall which then leads through to the double aspect sitting room that sets the tone for the rest of the home. The property features four well-appointed bedrooms, two of which come with en-suite bathrooms, ensuring comfort and privacy for family members and guests alike. In addition to the en-suites, there is an additional house bathroom, providing ample facilities for a busy household. The heart of the home is complemented by a double garage with an electric roller door, offering convenient parking for multiple vehicles and additional storage space. The surrounding village setting enhances the appeal of this residence, providing a sense of community while still being within easy reach of local amenities. This property is perfect for families looking for a spacious and stylish home in a serene environment. With its combination of modern features, beautiful views, and a delightful village atmosphere, this home is not to be missed.

- Beautifully presented four bedroom detached home
- Idyllic village setting
- Bespoke fitted dining kitchen
- Two en-suite bedrooms
- Elevated position with views of the Wolds
- Lovely gardens with raised decked sun terrace
- Double garage with electric roller door
- Utility room/ Guest WC

### Entrance Hall

Composite door to the front aspect, understairs cupboard, stairs to first floor. Wood effect flooring with underfloor heating.

### Sitting Room

TV point, UPVC windows to the front and rear aspects, spotlights. Underfloor heating.

### Guest WC

Low WC, hand wash basin, extractor fan, spotlights and underfloor heating.

### Breakfast Kitchen

Wood effect flooring with underfloor heating, UPVC windows to the front and rear aspects, wine cooler, fridge freezer, dishwasher, 1 1/2 bowl sink unit, electric hob, double electric oven, extractor hood, "Valiant" gas boiler and space for dining table.

### Utility Room

Plumbing for washer, sink/drain, space for dryer, base units, UPVC window and composite door to the rear aspect.

### First Floor Landing

Two large walk in storage cupboards, radiator, loft access - ladder, part boarded.

### Master Bedroom

Radiator, TV point, UPVC window to the front aspect.

### En-Suite

Part tiled, tiled flooring, low flush WC, wash basin, shower, extractor fan, UPVC window to the front aspect.

### Bedroom Two

Radiator, TV point, UPVC window to the front aspect.

### En-Suite

Double walk in shower, low flush WC, vanity wash basin, chrome heated towel rail, extractor fan, part tiled and tiled flooring.

### Bedroom Three

Wood effect flooring, radiator, UPVC window to the rear aspect.

### Bedroom Four

Wood effect flooring, radiator, UPVC window to the rear aspect.

### House Bathroom

Part tiled walls, tiled flooring, low flush WC, wash basin, bath unit with shower over, extractor fan, chrome heated towel rail and UPVC window to the rear aspect.

### Exterior

Double drive, front well stocked garden area with various shrubs and plants.

Rear - fully enclosed with fencing, mainly set to lawn, raised

decked area/sunterrace with steps up to the utility door and access to side gate and side door to the garage. Stunning views of the Wolds.

### Double Garage

Electric roller door, side access door, two UPVC windows to the rear aspect, light and power.

### Services

Mains connected to water, drainage, electric and calor gas.

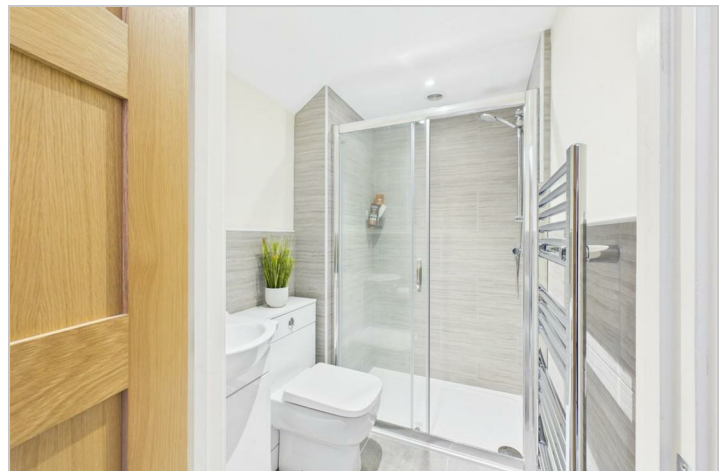
### Leavening

Leavening lies in the picturesque Wolds countryside, 6 miles to the south of Malton and within about half an hours drive from York city centre, to the south west. The village has a Primary School and Public House. Nearby Malton, offers excellent local

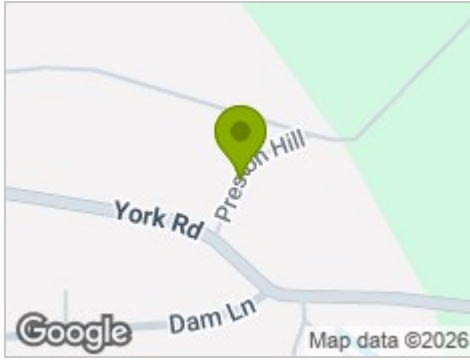
facilities and amenities including a bus and railway station with regular connections to both the East Coast and York from where London can be reached in under 2 hours

### AML Checks

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £23.50 (plus VAT) per person will be payable to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.



## Road Map



## Hybrid Map



## Terrain Map



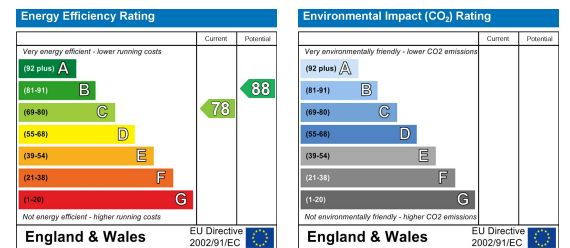
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.