

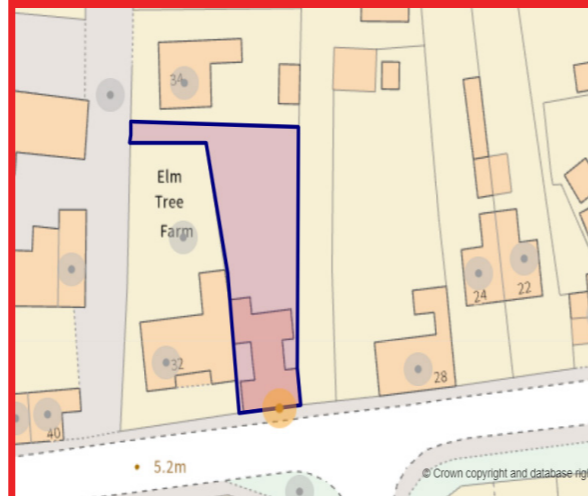
Total area: approx. 88.1 sq. metres (947.8 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

£225,000

30 West Street,
Leven

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



DESCRIPTION

A lovely opportunity to acquire a non estate bungalow in this sought after residential village. The property was developed from the remains of an older building by the family of the current owner. It now offers a more modern 3 bedroom, 2 reception room property with character but modern accommodation of almost 950 sq feet. It is likely to require cosmetic upgrading by the purchaser. There is also a good sized garden to the rear.

With gas fired central heating and extensive timber double glazing the accommodation in full comprises: Entrance Hall, good sized Living Room with French windows to rear, Dining Room and Fitted Kitchen. There are 2 Double Bedrooms and a Single Bedroom plus house Bathroom with separate shower unit. We believe there is an excellent opportunity to combine the current dining room and kitchen as they lie next to each other with no solid wall between which would provide a great dining kitchen.

The rear garden offers the potential for extending the property (subject to necessary permissions) and is currently laid largely to lawn with a large patio area, a long raised bed, brick wall and timber fencing to perimeters. There is a metal shed.

There is no off street parking but on street parking is possible immediately to the front of the property.

The property offers a great opportunity for a buyer to put their own stamp on a bungalow style property with character and space, an early internal inspection is highly recommended.

ACCOMMODATION

Entrance Hall
Living room
Dining Room
Fitted Kitchen
2 Double Bedrooms
Single Bedroom
Bathroom with separate shower
Good sized gardens

ACCESS AT THE REAR OF THE GARDEN

The property benefits from a strip of land at the rear of the garden that provides access to a lane/road to the side. It could provide some limited vehicular access to the rear garden but at the least, might be useful to remove garden waste etc. The ownership of the lane is unknown but a number of other properties, a joinery business and the local scout hut use it for principal access. Enquires have been made of some owners and as ownership couldn't be verified, they sought protection from their right of access being challenged via indemnity policies. Our clients have indicated that they would be willing to cover the cost of an indemnity policy in this instance, if a buyer wished to have one.

30 West Street, Leven, HU17 5LF

HEATING AND INSULATION

The property has gas-fired radiator central heating and extensive timber double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

