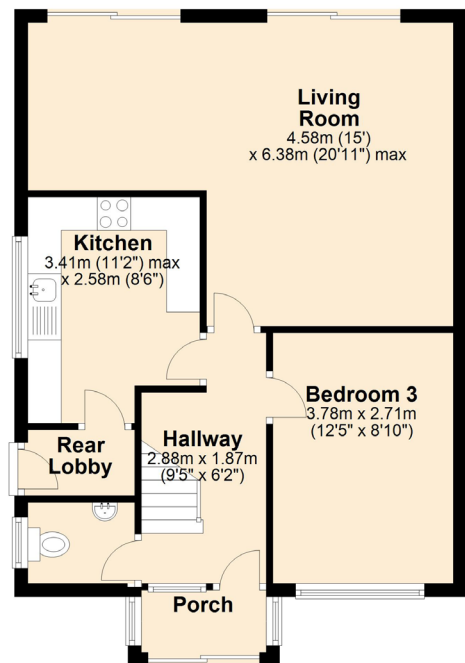


Ground Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



Total area: approx. 95.3 sq. metres (1025.3 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



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

HEATING & INSULATION

The property has a gas-fired radiator central heating system and uPVC double glazing.

SERVICES

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

TENURE

The property is held under freehold title. Vacant possession upon completion.

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 'C'.

VIEWING

Strictly by appointment with the sole agent's Beverley office.

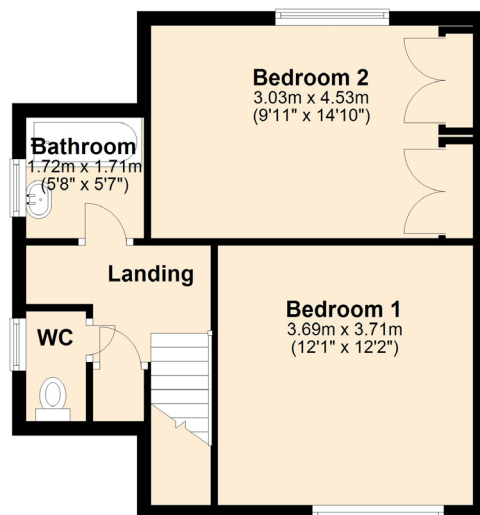


£225,000

51 West Street,
Leven

First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

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ACCOMMODATION

- Entrance Porch
- Entrance Hall
- WC Cloaks
- Large Living Room
- Kitchen
- Bedroom 3
- Side Lobby
- First Floor Landing
- 2 Double Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway
- Garage



51 West Street, Leven, HU17 5LE

DESCRIPTION

A 3 Bedroom link detached house in this highly regarded residential village that offers a great range of amenities as well as access to Beverley, Hornsea and the coast.

The property offers flexible accommodation that could be extended (subject to necessary permissions) or used to suit a buyer's specific needs. The property has been modernised with a newer kitchen, bathroom, double glazing and gas central heating but may benefit from some redecoration.

The accommodation in full comprises: Entrance Porch, Entrance Hall, WC Cloaks, good sized L shaped Living Room, fitted Kitchen with an Aga free standing cooker, Bedroom 3 (that could be used as a study) and a side lobby. To the first floor are two double Bedrooms and a modern Bathroom with 3 piece suite. A driveway leads to an attached garage with up and over door, power and light, which adjoins the garage of the property next door. The garden area to the front of the house is largely gravelled. To the rear of the property are further gardens, largely laid to lawn with two timber stores and fencing to perimeter.

A lovely property that will make a great home and offer an opportunity to live in this well-established village. No forward chain and early viewing highly recommended.

