



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

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

TENURE
Freehold. 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 'B' (verbal enquiry only).

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



£249,950

44b Westlands Way,
Leven



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Dee Atkinson & Harrison



44b Westlands Way, Leven, HU17 5LG

A thoughtfully and extensively extended modern end town house in this well regarded East Yorkshire village renowned for its range of amenities. This sensational property now provides extensive and well appointed accommodation that will really appeal to a range of buyers. The main attraction will be the stunning living kitchen, which provides a superb family and entertaining space. Two of the bedrooms are also en suite.

With extensions to the rear, side and loft the property now provides 1,244 square feet of living space, equivalent to a reasonable 4 bed detached house. A degree of flexibility is built in with the ground floor study providing the option of a fourth bedroom. With gas fired central heating and extensive double glazing the accommodation comprises on the ground floor: Entrance Hall, appealing and snug Living Room, Study/Bedroom 4 and Utility Room with a WC. The living kitchen is a large space with part vaulted ceiling and ‘velux’ style windows. There is a range of modern shaker style units and a large island with units in a contrasting colour and breakfast bar. A range of integral appliances include a wine fridge, dishwasher and a ‘Quooker’ style tap. There is a fitted space for an American style fridge freezer and a stainless steel dual fuel range style cooker. To the first floor is a landing, dressing area, Master Bedroom with En Suite Shower Room, further Double Bedroom and House Bathroom. To the second floor is a further Double Bedroom with En Suite Shower Room. To the front of the property there is an open plan garden which is gravelled for ease of maintenance and a block paved driveway.



To the rear of the property there is a good size rear garden with a large decked area, lawn, borders, patio area, timber shed, wall and fencing to the perimeters and a passageway to the front.

This superb property must be viewed to be fully appreciated but our 360 degree tour will provide a useful overview in the first instance.

LOCATION

The property is located in the sought after village of Leven which is located to the east of Beverley. The village provides an extensive range of amenities that many villages these days just can’t offer. These include a primary school, 2 pubs, a convenience store, butcher, hairdresser’s, fish and chip shop, GP surgery, pharmacy and historic church. Nearby Beverley and Hornsea offer nearly everything else you might need.

ACCOMMODATION

Ground Floor

Entrance Hall

Living Room

Living Kitchen - a superb space for family and entertaining featuring a large island with breakfast bar and a range of integral appliances.

Study/Bedroom 4

Utility Room with WC

First Floor

Landing with dressing area

Master Bedroom

En Suite Shower Room

Double Bedroom

Bathroom

Second Floor

Double Bedroom

En Suite Shower Room

Front Garden
Driveway - Block paved.

Rear Garden - Large area of decking, lawn, patio, timber shed.

