

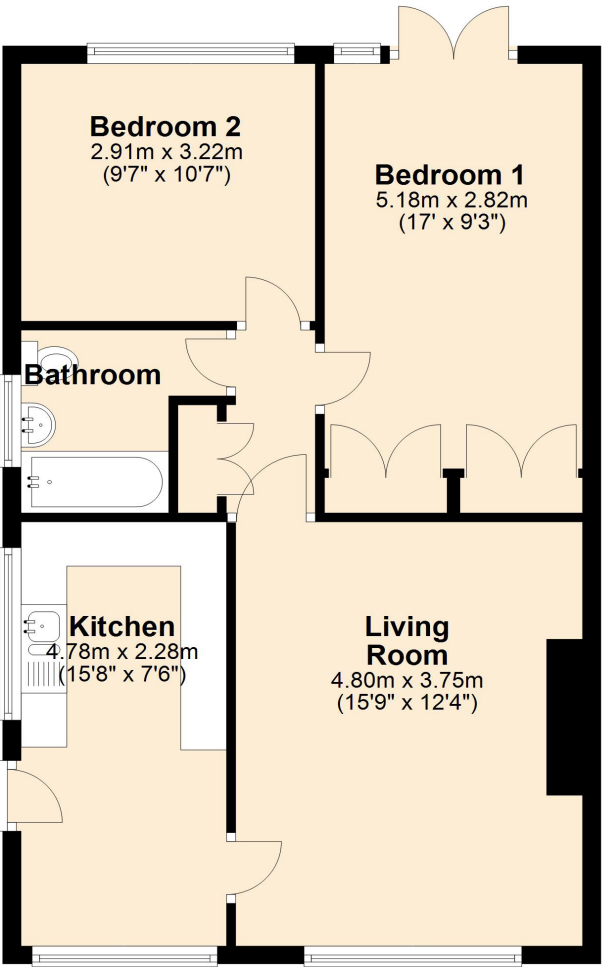


£175,000

22 Mill Drive,
Leven

Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



Total area: approx. 61.5 sq. metres (661.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.



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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, hairdressers, fish and chip shop, GP surgery, pharmacy and historic church. Nearby Beverley and Hornsea offer nearly everything else you might need.

ACCOMMODATION

Living Room - a good size with attractive fireplace.

Kitchen - a modern fitted kitchen with range of units in grey, timber work surface, gas hob, electric oven and space for a small dining table.

Bedroom 1 - a good sized room with fitted wardrobes and French windows to the rear garden.

Bedroom 2 - a double bedroom.

Bathroom - a modern suite with a shower over the bath.

OUTSIDE

Front Garden - gravelled for ease of maintenance.

Rear Garden - largely laid to lawn.

Driveway

Garage - a single garage with up and over door and useful uPVC extension to side.



22 Mill Drive, Leven, HU17 5NR

A two bedroom semi detached traditional style true bungalow in this sought after and well serviced village. The property has a modern kitchen and bathroom and is in good condition. Its cul de sac location, condition and the fact that it remains a true bungalow means it is likely to have wide appeal.

The property benefits from gas fired central heating and uPVC double glazing. The entrance door to the side of the property leads to a fitted kitchen with space for a small dining table and a range of modern units in grey with a timber work surface, gas hob and electric oven. There is a good sized living room with attractive fireplace, a generously sized main bedroom with fitted wardrobes and French windows to the garden, a further double bedroom and bathroom with a modern suite in white and a shower over the bath.

Outside is to be found a driveway leading to a single garage with up and over door. There is a uPVC extension to the side of the garage which may serve as a studio, potting shed or greenhouse. The front garden is gravelled for ease of maintenance and there are largely lawned gardens to the rear of the property with fence and hedging to the perimeters.

