



£425,000

20 Theasby Way,
Leven

HEATING AND INSULATION
The property has a gas-fired 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
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 'C' (verbal enquiry only).

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



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ACCOMMODATION

- Hallway
- Living Room
- Office/Second Sitting Room
- WC
- Kitchen/Dining Room
- Utility
- Conservatory
- First Floor Landing
- Bedroom One
- En-Suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Front and Rear Gardens
- Driveway
- Garage



20 Theasby Way, Leven, HU17 5QF

A four bedroom detached house with open views to the rear in this highly regarded residential village that offers a great range of amenities such as a doctor's surgery, shops and bars as well as good access to Beverley, Hornsea and the coast.

The property is immaculately presented and has been greatly improved by the current owners over the last ten years. The works carried out include a new kitchen, en-suite, conservatory roof and a full redecoration throughout the property.

The accomodation comprises: Hallway, WC, Living Room, Office/Second Sitting Room, Utility, Kitchen/Diner with integrated Neff appliances such as a fridge freezer, dishwasher, sink with mixer tap, induction hob with extractor over and an electric oven, and a conservatory with air conditioning and underfloor heating. To the first floor there are four Double Bedrooms with an En-Suite off the main bedroom and a family Bathroom. Outside to the front is a lawned garden and a large driveway suitable for several cars and to the rear is a good-sized garden with artificial lawn, fenced boundaries, small decking area and a double garage.

The home is truly beautiful and has been extremely well maintained. It would make an ideal family home for a family looking to move to a well established village. We believe viewing the property is absolutely essential to truly appreciate the home, however there is also a virtual tour of the property if an in-person viewing is not convenient.

