



£450,000

7 Nursery Walk,
Leven

HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing. The property benefits from solar panels which are owned and benefit from a feed-in tariff. Please ask for further information.

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 'E' (verbal enquiry only).

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



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The property is located in the sought after village of Leven which is located to the east of Beverley. Nursery Walk is an exclusive and sought after development lying off South Street by local builders Southwell County Homes and constructed just over 20 years ago. 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

Entrance Hall

WC Cloaks

Living Room - with stylish gas fire.

Dining Kitchen - A stylish fitted kitchen with an island and a range of integral appliances. Bifold doors and separate French window. A large and great entertaining space.

Study

Utility Room

Master Bedroom

En Suite Shower Room

3 Further Double Bedrooms

Bathroom

Gardens - to three sides, largely walled at perimeters.

Driveway - spacious and block paved.

Double Garage - large with remote door.

EXTRA LAND

There is a further area of land belonging to the property stretching along Nursery Walk. The current owners have laid it as a garden but it may present other opportunities (subject to necessary permissions).



7 Nursery Walk, Leven, HU17 5NW

This superb 4 bedroomed detached house on this highly sought after development in Leven offers comprehensive accommodation including a superbly fitted dining kitchen with a range of appliances. It is a good size plot with extra land in addition to the immediate curtilage of the house. This is currently used as a garden by the current owners but may offer other opportunities (subject to any necessary consents).

The property is approached via a pillared entrance with a brick wall to the majority of the perimeters. A driveway leads to a substantial detached brick built double garage with remote door. The entrance door gives way to a hallway with WC cloaks and stairs to the first floor. An attractive living room features a stylish gas fire inset to the chimney breast. There is a spacious dining kitchen with a superbly fitted kitchen to include a range of fitted units and a large island with units in a contrasting colour. The kitchen offers a range of integral units including hob, oven, microwave, dishwasher, 'Quooker' style tap, wine fridge and fitted space for an American style fridge freezer. There are windows to four aspects and bifold doors onto the patio as well as a further French window giving access to a different area of the garden, perfect for summer entertaining. A spacious study with 'velux' style windows and a good size utility room complete the ground floor accommodation. To the first floor is a master bedroom with en suite shower room, 3 further double bedrooms and a house bathroom. The property benefits from gas central heating and comprehensive double glazing. There are gardens to three sides with a spacious patio area and an area of lawn beyond the kitchen. The block paved driveway extends beyond the garage to provide further off street parking. The property benefits from solar panels which are owned and benefit from a feed-in tariff.

