



**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 'D' (verbal enquiry only).

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



£385,000

41 South Street,  
Leven



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# 41 South Street, Leven, HU17 5NY

A lovely 4 bedroom detached house in a non estate position and centrally located within this sought after East Yorkshire village. The property offers well presented and proportioned accommodation that may well suit a family or downsizers looking for proximity to all the amenities that Leven offers. There is considerable off street parking to the front of the house and a large garage. Early viewing is essential.

The property is located on South Street, one of the principal roads in Leven. It is set pleasantly back from the road behind a higher mature hedge. The accommodation has been improved by the current owners and offers a modern feeling and fittings in a more traditional property. The accommodation in full comprises to the ground floor: an attractive Entrance Hall, through Living Room, modern fitted Kitchen opening onto a spacious Dining Room with space for a further living area, Utility Room and WC Cloaks. To the first floor is: an attractive Landing, Master Bedroom with spacious En Suite Shower Room, a further good sized Double Bedroom with French windows opening onto a balcony, 2 further Bedrooms and a house Bathroom. To the front of the property is a good sized front garden which provides extensive off street parking on areas of block paved driveway and gravel. It could be great for those looking to keep a caravan of campervan at home. A remotely operated door provides access to a spacious garage that could provide good workshop space or storage for someone running their own business. To the rear of the property there is a garden that has been largely paved for ease of maintenance. really lovely comfortable property in a great location.



## LOCATION

The property is located on the southern side of the centre of Leven, a highly regarded East Yorkshire village renowned for its extensive range of local amenities. These include a GP's surgery, pharmacy, primary school, 2 pubs, convenience store and post office, butcher's and hairdresser's among others. There is a regular bus service connecting to nearby Hornsea and Beverley together with good road access to both of these as well as Bridlington and Hull at a further distance.

## ACCOMMODATION

Entrance Hall - accessed via an arched doorway. A spacious and light hallway with a good sized cupboard, stairs to first floor and modern parquet style flooring.

Living Room - a lovely light through room with windows to 3 aspects, wood burner and modern parquet style flooring.

Dining Room - a large room with plenty of space for a living area as well. Windows to two aspects and archway opening onto the...

Kitchen - a modern fitted kitchen with oven, hob, dishwasher, natural wood work surface and space for an American style fridge freezer.

Rear Entrance Hall - windows to side and door to garden.

Utility Room - fitted units, gas boiler, sink and single drainer, plumbing for washing machine and window to side.

WC Cloaks - with a modern white suit comprising low flush wc and wash hand basin. Window to rear.

First Floor Landing - an attractive galleried landing with a large window to the western aspect.

Master Bedroom - a double bedroom with windows to two aspects.

En Suite - a modern fitted shower room with spacious shower unit, twin hand basins with vanity area, low flush wc, centrally heated towel rail and extensive tiling including the floor and a window.

Bedroom 2 - a spacious double bedroom with French windows on the western aspect giving access to balcony, fitted wardrobes, further window and plantation shutters to both sets of windows.

Bedroom 3 - with a fitted wardrobe and window to the front.

Bedroom 4 - with a fitted wardrobe and window to the rear.

House Bathroom - a three piece modern suite comprising a panelled bath, low flush wc and wash hand basin. Window to rear.

## OUTSIDE

To the front of the property is a good sized area which provides a spacious area of block paved driveway. There is a further area that has been gravelled providing further potential parking. The space available would make it ideal to park a caravan, campervan, horse trailer or just a number of family cars. Siting a home office type pod would also be a possibility. There is a rear garden that has been largely paved with an area of artificial lawn for ease of maintenance.

Garage - the driveway gives access to an attached garage via a remotely operated electric door. The garage is spacious and would be ideal for providing workshop or storage space. There is a courtesy door to the rear garden.