



£170,000

56 East Street,
Leven

HEATING AND INSULATION
The property has a gas-fired central heating system and extensive 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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56 East Street, Leven, HU17 5NG

A beautifully presented two bedroom period mid terraced house in the well regarded village of Leven. The property has been much improved by the current owner and is significantly enhanced by the very private west facing garden. With two double bedrooms and two reception rooms it is a delightful property and early viewing is essential.

This delightful property does not front onto East Street, one of the principal streets in central Leven, which adds to its appeal. The terrace it forms part of is at 90 degrees to the road which means the property is sheltered from road noise and people passing by, which can sometimes be a downside to terraced houses. The house has been much improved by the current owner and provides well proportioned, modern accommodation. With gas fired central heating and extensive double glazing the accommodation briefly comprises a: Living Room with period style fireplace, Dining Room, an attractively fitted Kitchen, a 'rear' Entrance Hall, a Bathroom with modern suite in white, and to the first floor is a Double Bedroom with windows to the front and rear and a further Double Bedroom with a window to the front. To the front of the property is an attractive west facing enclosed garden.

A really lovely property that is likely to be of particular interest to first time and investment buyers. Early viewing is essential. We do have a 360 degree tour that will provide an excellent insight into all it offers.



LOCATION

The property is located close to the centre of Leven on East Street. Leven is 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, butchers and hairdressers among others. There is a regular bus service connecting to nearby Hornsea and Beverley and good road access to both of these as well as Bridlington and Hull at a further distance.

ACCOMMODATION

GROUND FLOOR

Living Room

With period style fireplace and window to the front.

Dining Room

A good sized room with a window and door to the front, exposed timbers and staircase to the first floor.

Kitchen

An attractively fitted kitchen with a range of base and wall mounted shaker style units with a halogen hob and fitted oven, gas boiler and window to side.

Entrance Hall

With door to the garden.

Bathroom

With a 3 piece modern style suite in white including a panelled bath with shower over, low flush WC and pedestal wash hand basin, centrally heated towel rail and window to side.

FIRST FLOOR

Landing

Bedroom One

A double bedroom with windows to front and rear.

Bedroom Two

A double bedroom with window to front.

OUTSIDE

To the front of the property is an attractively landscaped garden which is currently configured for ease of maintenance with a range of gravelled areas and flower beds. A hedge and brick wall form perimeters on two sides and the house itself the other two. There is a brick store and a timber shed. A gate provides access to a path which leads to East Street.

PARKING

Unrestricted on street parking is available on East Street. There is usually plenty of availability.