

£275,000

14 Balk Close,
Leven

HEATING AND INSULATION
The property is heated by an air source heat pump and has 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.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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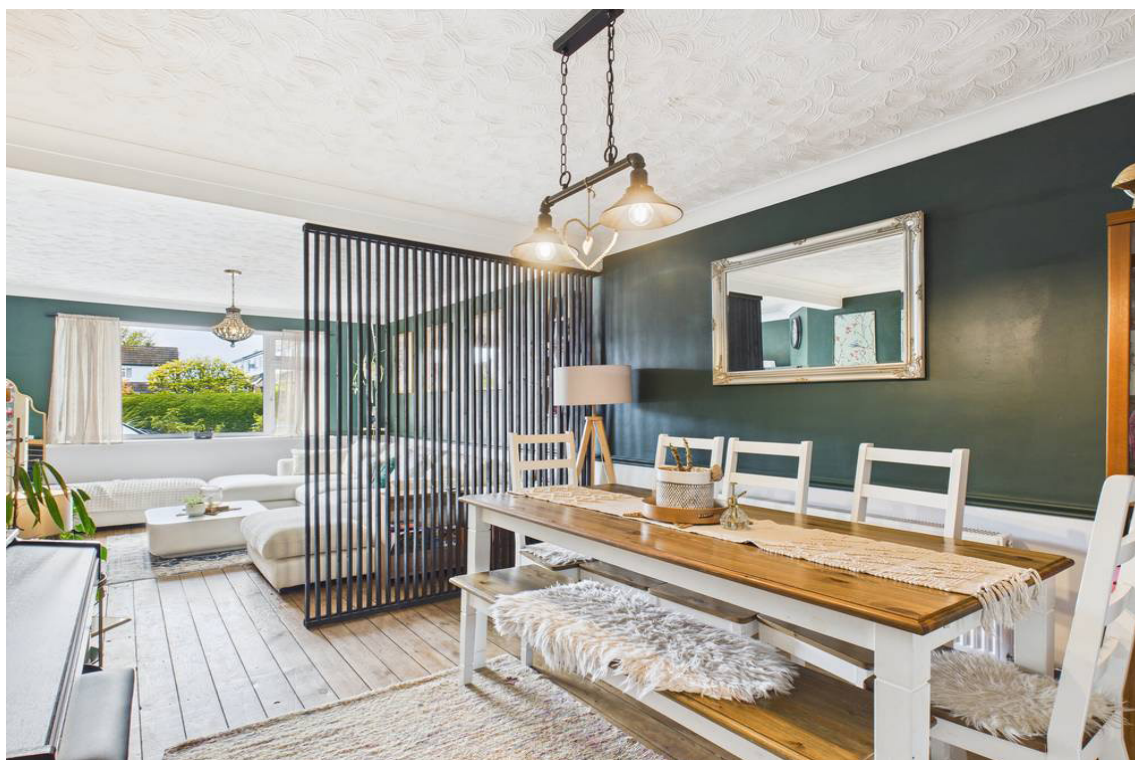


14 Balk Close, Leven, HUI7 5NH

A four bedroom semi detached house in an end of cul de sac location in this highly regarded village which is renowned due to its range of amenities. The property has been much improved by the current owners and offers an excellent opportunity for families looking for 4 bedrooms. Viewing is essential.

This great family home has been extended to the first floor and has an integral garage underneath. There is also a lovely garden room to the rear which is currently used as a home office. With central heating provided by an air source heat pump and double glazing the accommodation briefly comprises: Entrance Hall, Living Room opening onto a Dining Room with patio doors to a Garden Room. A stylishly fitted Kitchen finishes off the ground floor accommodation. To the first floor is: a Landing, 2 Double Bedrooms, a large Single Bedroom with an En Suite Shower Room, a further Single Bedroom and attractively fitted Bathroom. To the front of the property the garden is gravelled to provide extra off street parking and a driveway leads to an integral garage. To the rear of the property there is a largely lawned garden with large ornamental cherry tree and fencing to perimeters.

This great 4 bedroom family home requires viewing to be fully appreciated but our 360 degree tour will provide a great insight ahead of that.



ACCOMMODATION

Entrance Hall - with attractive ceramic tiled floor.

Living Room - a good sized living room with a stylish screen separating it from the...

Dining Room - with French window to the...

Garden Room - with French windows to garden. (We are informed by our client that this room is an Addroom Modular bought from Dunster House.)

Kitchen - an attractively fitted kitchen with space for a range cooker, tiled floor and window to rear. Door to garage.

First Floor Landing

Bedroom 1 - a double bedroom with window to rear and fitted wardrobe.

Bedroom 2 - a double bedroom with window to front.

Bedroom 3 - a larger single bedroom with window to front.

En Suite Shower Room - an older style coloured suite with shower tray, low flush WC and pedestal wash hand basin. Window to rear.

Bedroom 4 - a smaller single bedroom with window to front.

Bathroom - a modern and stylish three piece suit in white comprising panelled bath with shower over, low flush WC and pedestal wash hand basin. Window to rear.

Outside - to the front of the property there is a garden that has been gravelled to provide extra off-street parking. A driveway provides access via double, timber, part glazed doors to an integral garage with power and light laid on with a door to the garden. To the rear of the property are attractive largely lawned gardens with a large flowering cherry tree that provides a lovely focal point. There is a good-sized summer house, timber pergola, fence and wall to perimeters.

Note: While the property has been much improved by the current owners, they have seen another property they would like to buy so are selling before they have completely finished. It is largely three of the bedrooms that require decorating as well as the en suite shower room. The shower room presents an opportunity to create a house shower room that isn't exclusive to just one bedroom which may be of interest to some purchasers.

