



HEATING AND INSULATION

The property has gas-fired radiator central heating 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.



£275,000

**21a West Street,
Leven**





21a West Street, Leven, HU17 5LE

A three bedroom detached house occupying a central location in this popular village that is highly regarded due to the range of amenities it offers. The ground floor has been extended to the rear to provide a large family kitchen. The house also offers a spacious loft room and the garage has been converted to provide a spacious work/office space. In total there is over 1500 sq. ft of space. A great opportunity to acquire a family home in this great village.

This spacious property has been a much loved family home for some time. Its position in the village puts it near the convenience store and other shops and within walking distance of the primary school and doctors surgery. The house has been extended on the ground floor so the dining kitchen is an L shape and provides living space as well, offering a great family kitchen. The loft room is currently used as a bedroom and was in place when the property was bought in 1995 so is unlikely to conform to current building regulations. It provides very useful extra space though. There is a garage to the side which has been converted. The accommodation in full comprises: Entrance Hall, WC Cloaks, Living Room and a full width Dining Room opening onto a fitted Kitchen. To the first floor are 2 Double Bedrooms, a Single Bedroom, Shower Room and the Loft Room. The property benefits from gas central heating and uPVC double glazing. There is a driveway to the front of the property and a garden area. To the rear are further gardens to the rear.

A really good family home in a central location of this highly regarded village. An early viewing is highly recommended.

The property is located on West Street in 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

WC Cloaks - low flush WC, wash hand basin and window to side.

Living Room - window to front, fireplace and part glazed double doors leading to dining kitchen.

Dining Kitchen - a good sized space in an L shape that has been created by a rear extension that currently houses the kitchen area. It provides for a spacious dining area with living space which also has French doors opening onto the garden. It leads onto the kitchen area which is generous in its own right with windows to two aspects providing lots of light. There is a range of fitted base level units with work surface and tiled splash backs. There is a door to the garden.

First Floor Landing - with a window to the side and door leading to stairs to the first floor.

Bedroom 1 - a double bedroom with fitted wardrobes, window to the rear and currently fitted with a bath.

Bedroom 2 - a further double bedroom with fitted wardrobes and window to the front.

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

Shower Room - a three piece modern suite with a walk-in shower unit, low flush WC and pedestal wash hand basin. Window to the rear.

Loft Room - a spacious room running the length of the original house with a Velux-style window to the side. This room was here when the current owners bought the property in 1995. It is unlikely to comply with current

building regulations for use as a bedroom but offers very useful space.

Workshop/Office - a comprehensive conversion of the former garage including insulation and roof lights. The space is currently used as an aviary but could make a great office, crafting room, workshop, playroom or home gym. There is a door and window to the rear.

OUTSIDE

There is garden to the front of the house that is enclosed by metal railings. A driveway with space for a couple of cars leads to the front of what used to be the garage. To the rear of the property there are further gardens with paved patio areas, areas of lawn, beds and borders, sheds and a large ornamental pond. There is timber fencing to the perimeter.

