



**Bedroom 1**  
14'5" x 9'9"  
4.40 x 2.98 m

**Bedroom 3**  
9'7" x 7'0"  
2.92 x 2.14 m

**Bedroom 2**  
10'9" x 10'0"  
3.29 x 3.06 m

**Bathroom**  
8'10" x 7'9"  
2.49 x 2.38 m

**Hallway**  
4'5" x 15'3"  
1.35 x 4.65 m

**Living Room**  
15'4" x 10'6"  
4.68 x 3.20 m

**Dining Kitchen**  
19'2" x 10'0"  
5.84 x 3.07 m

**Terrace**  
10'3" x 16'7"  
3.13 x 5.07 m

**Approximate total area\***  
814 ft<sup>2</sup>  
75.6 m<sup>2</sup>

**Balconies and terraces**  
170 ft<sup>2</sup>  
15.8 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the RICS NPS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£280,000

33 West Street,  
Leven

**HEATING AND INSULATION**  
The property has a gas-fired radiator 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 'C' (verbal enquiry only).

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







# 33 West Street, Leven, HU17 5LE

A delightful 3 bedroom semi detached bungalow occupying a non estate position in this sought after and well served village. The property has just undergone an extensive program of renovation and improvement to include a new central heating system, rewiring with a new consumer unit, new windows, kitchen and bathroom. It has been fully redecorated and has new floor coverings throughout. With three bedrooms and a dining kitchen as well as the 4-piece bathroom, it has much to offer and early viewing is highly recommended. The property occupies a slightly raised position from the street level and is located close to the centre of the village with all the amenities it offers but open countryside can be found a short walk away at the other end of West Street.

The property has undergone a very extensive programme of refurbishment and now offers delightful accommodation that is ready for immediate occupation. With a new central heating system, rewiring with a new consumer unit, new windows and as well as the new kitchen, bathroom, floor coverings and redecorating there will be little for any purchaser to do beyond choosing new wall colours, if required. The accommodation briefly comprises: an Entrance Hall, Living Room, a Dining Kitchen with a range of modern gloss style units and integrated appliances and French doors to the garden, 2 Double Bedrooms, a Single Bedroom and a Bathroom with separate shower unit. There are gardens to the front of the property, a driveway leads to a detached single garage and there are largely lawned rear gardens with a large area of timber decking.

All in all, a delightful property that is effectively new internally. Given its condition, location and size, significant interest is expected so an early viewing is highly recommended but short of that we have a 360 degree tour that will provide a useful insight into all it offers.



## LOCATION

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

With a built in cupboard.

### Living Room

With window to the front and fireplace.

### Dining Kitchen

Fitted with a range of contemporary white gloss units with integrated appliances including a dishwasher, induction hob with filter canopy over, electric oven and microwave combi grill. There is wall space for further units to be added if required and floor space to accommodate an American style fridge freezer if needed. There is a window and door to the rear and French windows opening onto the timber decking in the rear garden.

### Bedroom 1

A double bedroom with a window to the front.

### Bedroom 2

A smaller double bedroom with a window to the rear.

### Bedroom 3

A single bedroom with a window to the side that may also make a useful office.

### Bathroom

A modern 4-piece suite comprising panelled bath with shower attachment, low flush WC, wash hand basin with cupboards under and a separate shower unit. Two windows to the side.

## OUTSIDE

There is a good sized lawned front garden setting the property back somewhat from the street. The garden also sits a little higher than the street level. A driveway leads to a detached single garage with an up and over door and a window to the rear aspect. To the rear of the property there are largely lawned L-shaped gardens. There is a substantial area of timber decking adjacent to the French doors in the kitchen and paved area immediately to the rear of the garage. There is a brick wall, timber fence and hedge to the perimeter. The hedge to the rear perimeter is a lower one but as it backs onto a large rear garden of a neighbouring property most buyers might be happy to retain it that way. Given the garden that lies beyond the rear perimeter and then bungalows lie beyond that, the garden does not feel overlooked.

