

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Barley Gate

Leven, Beverley, HU17 5NU

Offers In The Region Of £195,000



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C

Council Tax: B



# 38 Barley Gate

Leven, Beverley, HU17 5NU

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## Entrance Hall

UPVC door to the side aspect, built in cupboard with shelves, radiator and power points.

## Lounge

UPVC window to the rear aspect with views of the garden, radiator and power points.

## Kitchen

Door to the side aspect, UPVC window to the rear aspect, laminate flooring, vertical radiator, range of wall and base units with roll top work surfaces, plumbed for washing machine, sink and drainer unit, space for fridge/freezer, space for electric cooker and power points.

## Bedroom One

UPVC window to the front aspect, radiator and power points.

## Bedroom Two

UPVC window to the front aspect, radiator and power points.

## Shower Room

UPVC window to the side aspect, radiator, laminate flooring, walk in double shower, low flush WC, wash hand basin with pedestal, wet wall boards to the rear and side of the shower and splashback to the basin and extractor fan.

## Garden

Mainly laid to lawn with plant and shrub borders, South facing aspect, patio area, outside tap, outside light and outside motorised awning to the rear aspects of the property.

## Garage

Electric roller door with power and lighting.

## Driveway

Private driveway for multiple vehicles.

## Material Information - Hunters Beverley

Tenure Type; Freehold

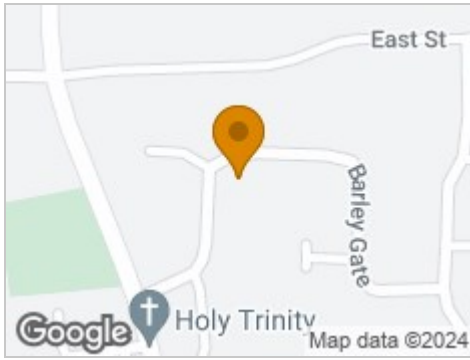
Council Tax Banding; B



**\*\*A FABULOUS TRUE BUNGALOW WITH A PRIVATE SOUTH FACING REAR GARDEN. THIS PROPERTY HAS RECENTLY UNDERGONE EXTENSIVE REFURBISHMENT\*\*** occupying a spacious plot and has ample off street parking as well as a detached garage. This home is located in the popular village of Leven with a variety of village amenities to enjoy such as; local convenience store, pub, fish and chip shop and great access to neighbouring towns and villages. This home has recently undergone a full rewire, new central heating system, new modern shower room and kitchen, redecoration throughout. The property briefly comprises; Entrance hall, lounge, kitchen, shower room, two bedrooms, front and rear gardens. Book your viewing today as these homes are always popular.



## Road Map



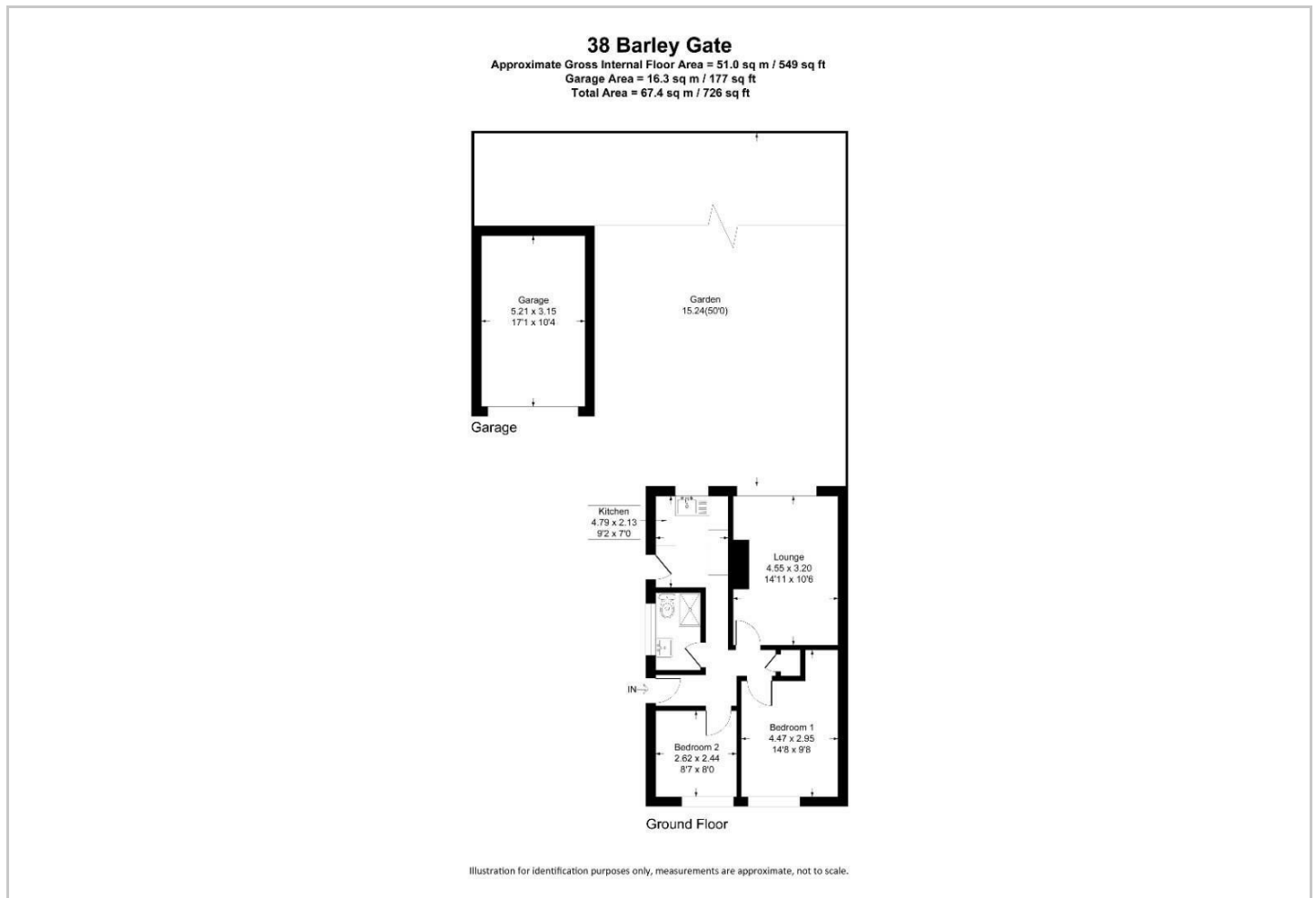
## Hybrid Map



## Terrain Map



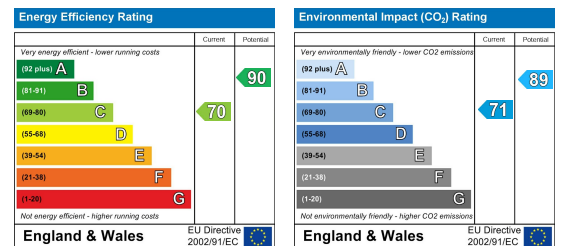
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.