

HUNTERS[®]

HERE TO GET *you* THERE



Westlands Way

Leven, Beverley, HU17 5LQ

Offers In The Region Of £200,000



3



1



2



D

Council Tax: C



80 Westlands Way

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ENTRANCE HALL

UPVC front entrance door, UPVC double-glazed window to front aspect, coving, power points, cloak cupboard and stairs ascending to the first floor landing.

CLOAKROOM

UPVC double-glazed window to the side aspect and low flush W/C.

LOUNGE AREA

UPVC double-glazed sliding doors opening to the rear garden, coving, radiator, feature fireplace and power points.

DINING AREA

UPVC double-glazed window to the rear aspect, coving, radiator and power points.

KITCHEN

UPVC double-glazed window to the side aspect, a range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, space for electric oven, double-glazed door opening to the side aspect and power points.

GROUND FLOOR BATHROOM

UPVC double-glazed window to the front aspect, heated towel rail, a two piece bathroom suite comprising of panel enclosed bath with mixer taps and electric shower over,

wash hand basin with pedestal, radiator and laundry cupboard.

FIRST FLOOR LANDING

Coving.

BEDROOM ONE

UPVC double-glazed window to the front aspect, fitted cupboards, radiator and power points.

BEDROOM TWO

UPVC double-glazed window to the rear aspect, fitted cupboards, radiator and power points.

BEDROOM THREE

UPVC double-glazed window to the rear aspect, fitted cupboards, radiator and power points.

GARDEN

A private garden with Side entrance which is mainly laid to lawn with plant and shrub borders, patio area, outside tap and outside lights.

GARAGE

Integral garage with up and over door, power and lighting.

Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; C

Nestled in the charming village of Leven, this spacious and naturally light-filled three-bedroom semi-detached home is set on a beautiful plot with a private South facing rear garden. The well-proportioned accommodation spans two floors, offering the perfect opportunity for those eager to make it their own forever home.

The village provides a variety of amenities, including local shops, a butchers, takeaways, a doctor's surgery, and convenient bus routes to nearby towns. The property features a welcoming entrance hall, a generous open-plan L-shaped lounge/diner, fitted kitchen, and a ground floor bathroom with a separate WC. Upstairs, three good-sized bedrooms are accessed from the first-floor landing. Outside, there is off-road parking, a garage, and delightful private front and rear gardens. Offered with no onward chain, this is an exceptional opportunity for anyone seeking a wonderful home in a desirable location.



Road Map



Hybrid Map



Terrain Map



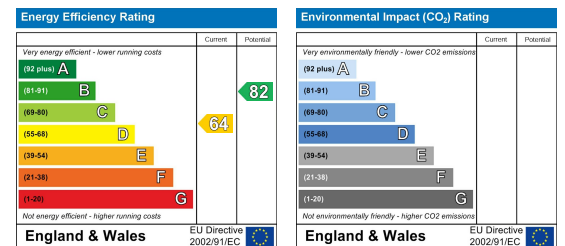
Floor Plan



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.