

# HUNTERS®

HERE TO GET *you* THERE



## The Vineyards

Leven, Beverley, HU17 5LD

Offers Over £290,000



Council Tax: D





# 7 The Vineyards

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Offers Over £290,000



## Entrance Hall

Composite front entrance door, coving, loft access, wooden flooring, electric radiator and power points.

## Cloak Room

UPVC double-glazed window to the front aspect, coving, low flush WC and wash hand basin with pedestal.

## Lounge

UPVC double-glazed French doors opening to the garden, coving, electric radiators, TV point and power points.

## Dining Room

UPVC double-glazed French doors opening to the garden, coving, laminate laid wood style flooring, electric radiator and power points.

## Kitchen

UPVC double glazed window to the rear aspect, double glazed door to the side aspect, laminate laid wood style flooring, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, plumbed for washing machine, plumbed for tumble dryer, integrated microwave, integrated fridge/freezer, electric oven, electric hob, extractor hood and power points.

## Bedroom One

UPVC double-glazed window to the rear aspect, coving, fitted wardrobes, electric radiator, TV point and power points.

## En Suite

UPVC double-glazed window to the rear aspect, part tiled walls, tiled shower cubicle with power shower,

low flush WC, wash hand basin with vanity unit, extractor fan and shaver point.

## Bedroom Two

UPVC double-glazed window to the front aspect, coving, electric radiator, TV point and power points.

## Bedroom Three

UPVC double-glazed window to the front aspect, coving, electric radiator, TV point and power points.

## Wet Room

UPVC double-glazed window to the side aspect, coving, tiled walls, electric shower, slip resistant flooring, low flush WC, wash hand basin with pedestal, airing cupboard, heated towel rail, extractor fan and shaver point.

## Garden

Side entrance to the rear garden which is mainly laid to lawn with plant and shrub borders, patio area, summer house, outside tap and outside lighting.

## Double Garage

Electric up and over door with power and lighting.

## Parking

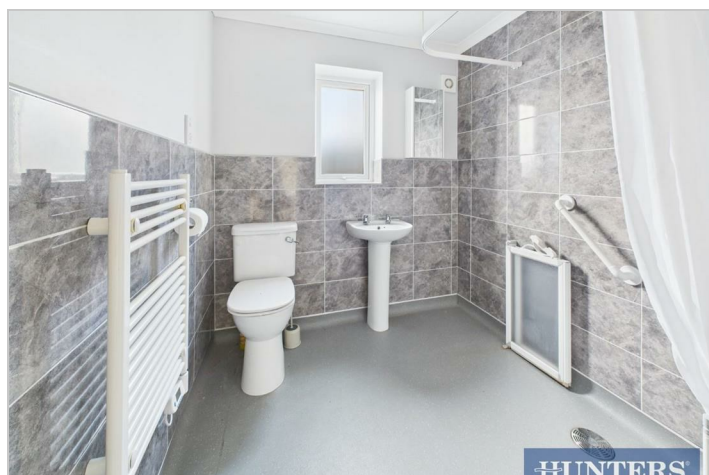
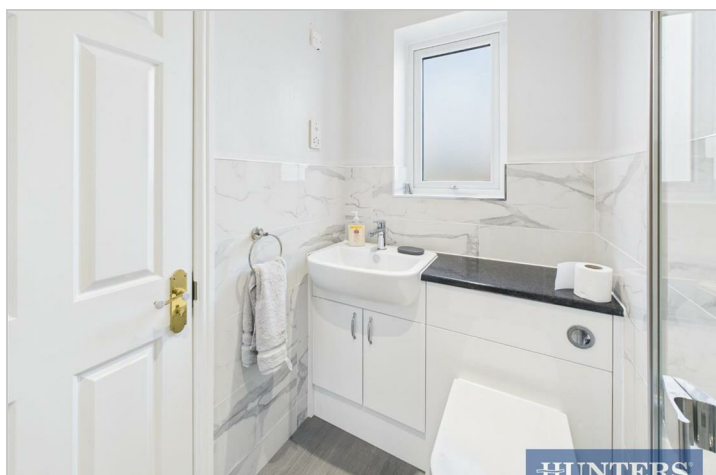
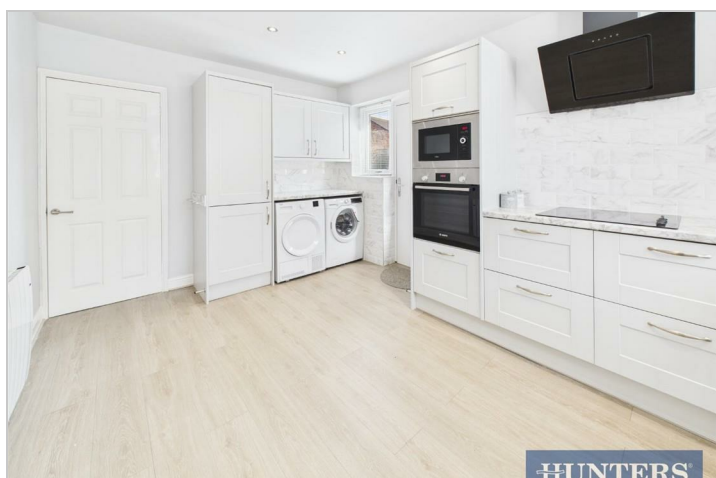
A drive in front of the garages provide ample off road parking.

INVITING OFFERS BETWEEN £290,000 and £310,000.

This beautifully presented detached bungalow is situated at the entrance of a tranquil cul-de-sac in the highly desirable village of Leven. Offering a perfect blend of modern comfort and village charm, Leven provides an array of amenities and picturesque canal-side walks, making it an ideal lifestyle home. Adding to its appeal, the coastal towns of Hornsea and Bridlington, as well as the historic market town of Beverley, are all just a short drive away.

Thoughtfully modernised by its current owners, this bright and spacious bungalow is ready for its new occupants to move in, unpack, and enjoy. The well-designed interior comprises an inviting entrance hall, a convenient WC, a generously sized living room bathed in natural light, a separate dining room, and a contemporary fitted kitchen. There are three well-proportioned bedrooms, including a master with en-suite facilities, along with an additional wet room.

Externally, the property sits on a generous plot, boasting a beautifully maintained rear garden, a double garage, and ample off-road parking. Offered with no onward chain, this stunning home must be viewed to be fully appreciated.



A map of Leven, Scotland, showing the location of the Leven Community Centre. The map is a Google Map with a yellow pin marking the location of the centre. The name 'Leven' is written on the map. The map data is from 2025.

**HUNTERS®**

**Bedroom**  
12'9" x 11'0"

**Bathroom**  
4'3" x 8'3"

**Living Room**  
11'8" x 18'2"

**Dining Room**  
9'10" x 8'3"

**Bathroom**  
9'8" x 6'11"

**Hallway**  
16'9" x 2'10"

**Kitchen**  
9'10" x 14'6"

**Bedroom**  
8'1" x 6'7"

**WC**  
4'5" x 6'7"

**9'9" x 9'9"**

**3'7" x 4'4"**

**Approximate total area<sup>(1)</sup>**  
946.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

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 Rating**

Very energy efficient - lower running costs

Current Potential

80

42

Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current Potential

80

42

Not environmentally friendly - higher CO<sub>2</sub> emissions

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.