



Field View 64 West Street, Leven, Beverley, HU17 5LR

£489,950







# Field View 64 West Street

Beverley, HU17 5LR

- EXTENDED FAMILY HOME
- ESTABLISHED PLOT
- POTENTIAL FOR UP TO FIVE BEDROOMS
- OPEN PLAN LIFESTYLE DAYROOM/KITCHEN
- GENEROUS ROOM SIZES THROUGHOUT
- VERSATILE LIVING THROUGHOUT
- GENEROUS PARKING AND GARAGING
- GARDENS
- OVER 2200 SQAURE FEET IN SIZE

GATED FAMILY HOME EXTENDING OVER 2200 SQAURE FEET IN SIZE.

Early inspection is invited to view this deceptively spacious property, boasting a wealth of appeal, being ideally situated in the popular village of Leven.

The generous gardens and private plot position remain key selling features, with the current vendors having upgraded the property significantly over the years to create ready to move in family living.

The flexible and versatile layout comprises; Reception Hallway , Formal Lounge, Sitting Room, Dayroom, Kitchen, Utility Room, Laundry, Cloakroom W.C. Library/Office and Garden Room.

To the first floor level a central landing provides access to a Master Suite with En-Suite Shower Room, Two further Double bedrooms and a House Bathroom. A Dressing room/Bedroom 4 also feature.

Externally ample parking is provided to the gated front driveway with a detached Double Garage. Established gardens feature with complete privacy offered.

Ideal for families looking to take the next step for their forever family home with viewing available through Staniford Grays.

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## ACCOMMODATION COMPRISES

### RECEPTION HALLWAY

A welcoming entrance to this deceptively spacious family home, extending over 2200 square feet internally, with versatile living provided to both the ground and first floor levels. The property itself is accessed via a uPVC double glazed entrance door, with balustraded staircase approach to first floor level and access provided to ground floor reception spaces.

### RECEPTION LOUNGE

Boasting generous proportions throughout with excellent levels of natural daylight provided via uPVC double glazed bow window to the front elevation. A central focal point is provided via a traditional fireplace with inset gas fire. Additional uPVC double glazed window to side elevation and a number of traditional details including dado rail and ceiling coving.

22'8" x 13'6" (6.91 x 4.14)

### OPEN PLAN DAY ROOM KITCHEN

Having been fully upgraded to a high standard throughout, benefitting from an open plan kitchen space with provision for dining table to the alternate room length. Immaculately appointed throughout with a range of modern fitted shaker style and timeless wall and base units with contrasting work surface over and upstands. Kitchen island incorporating a dedicated breakfast bar. A number of integrated appliances include a double mid level electric oven, induction hob with extractor canopy over. Enamel sink with feature mixer tap, space for a number of free standing white goods. The kitchen itself benefits from full garden orientation with uPVC double glazed window and French doors leading to the patio terrace from the dining area, with additional window to side elevation.

24'2" x 12'4" (7.37 x 3.76)

### UTILITY ROOM

With double glazed window over looking the laundry room with double glazed door into the laundry space. With a range of fitted wall and base units and contrasting work surfaces. Space for low level white goods and incorporating sink and drainer with mixer tap.

12'4" x 6'5" extending to 8'9" (3.78 x 1.98 extending to 2.67)

### CLOAKROOM WC

With double glazed window to the front elevation, inset basin, WC and partial tiling to splashbacks.

### LAUNDRY ROOM

A handy and versatile space with double glazed window to the rear and side elevations. Double glazed door also leading through to the immaculately appointed gardens. Work surface and plumbing for washing machine.

9'8" x 7'3" (2.95 x 2.21)

### SITTING ROOM/ RECEPTION SPACE TWO

A handy and versatile second reception space with uPVC double glazed window to the front and side elevations. A central focal point provided via a fireplace with inset electric fire. Traditional feature provided via ceiling rose and dado rails.

15'3" x 11'8" (4.67 x 3.58)

### OFFICE LIBRARY

A self contained area, has potential to be used as an alternate annex. With double glazed side entrance door and additional window to side elevation. Of a good size and provides access through to.....

11'8" x 9'8" (3.56 x 2.97)

### GARDEN ROOM

With double glazed French doors providing access to the rear garden and additional uPVC double glazed windows to side elevation.

10'7" x 10'5" (3.23 x 3.20)







#### STUDY/ BEDROOM FIVE

10'0" x 7'8" (3.05 x 2.36)

A versatile room, has potential to be used informally as a study or alternatively for an applicant looking for further ground floor bedroom space, as a further fifth bedroom. With double glazed bow window to the front elevation and additional double glazed porthole window to the side.

#### FIRST FLOOR LEVEL

A generous landing provides access to three double bedrooms with cloakroom cupboard, walk in airing cupboard, fourth bedroom and house bathroom.

#### PRINCIPAL BEDROOM

15'8" x 15'5" (4.78 x 4.70)

Of double bedroom proportions with uPVC double glazed window to the front and side elevations, leading to....

#### ENSUITE SHOWER ROOM

Neutrally appointed throughout with corner shower cubicle with wall mounted head and console. Tiled wall and floor coverings, heated towel rail, inset basin to vanity unit and low flush WC.

#### BEDROOM TWO

14'0" x 8'7" plus wardrobes (4.29 x 2.62 plus wardrobes)

With double glazed window to the elevated rear elevation and built in wardrobe and drawer units with open shelving.

#### BEDROOM THREE

14'0" x 6'3" extending to 8'0" (4.29 x 1.93 extending to 2.44)

With double glazed window to the front aspect, built in wardrobes and dresser with high level cupboards also.

#### BEDROOM FOUR/ DRESSING ROOM

11'1" x 7'1" (3.40 x 2.18)

With double glazed window to the side elevation, has potential to be used as a nursery or dedicated dressing room area and consequently offers good levels of versatility.

#### HOUSE BATHROOM

11'1" x 8'2" (3.40 x 2.51)

With double glazed window to the side elevation. Well appointed throughout with free standing bath with shower fitment over, low flush WC, pedestal wash hand basin and double shower cubicle also with tiling to splashbacks and heated towel rail.

#### EXTERNAL

Field View remains conveniently positioned in the popular village location of Leven, offering good proximity to the historic town of Beverley, but also to the nearby coastal locations such as Hornsea.

The property itself enjoys an off set road position in an established plot with five bar stable gate providing access to a generous driveway forecourt with ample parking provision for multiple vehicles. Established planting, shrubbery and hedging features to all boundary perimeters, and consequently comes suited for applicants looking to enjoy good levels of privacy and seclusion throughout. The driveway leads to a double detached garage.

To the rear of the property a patio terrace extends from the immediate building footprint with a generous and private laid to lawn grass section with further established planting, shrubbery and borders throughout.

External tap and light points, gated access to side of the property.

#### DOUBLE DETACHED GARAGE

19'1" x 17'3" (5.82 x 5.26)

With electronically operated door, full power and lighting. Personnel access door and additional storage provided to the eaves. Being fully alarmed.

#### AGENTS NOTE

The subject dwelling has been considerably extended and improved over years and consequently serves as an ideal family residence looking for affordable family living in excess of 2200 square feet. With viewing available through the sole selling agent Stanford Grays.

#### COUNCIL TAX:

We understand the current Council Tax Band to be F

#### SERVICES :

Mains water, gas, electricity and drainage are connected.

#### TENURE :

We understand the Tenure of the property to be Freehold.

#### MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







Floor Plans



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

