



12 West Street, Leven, Beverley, HU17 5LF

£350,000







# 12 West Street

Beverley, HU17 5LF

- DETACHED DORMER BUNGALOW
- LARGE PLOT
- OFF STREET PARKING
- CONSERVATORY
- TWO BEDROOMS
- POTENTIAL FOR BUILDING PLOT SUBJECT TO PERMISSIONS
- LARGE KITCHEN DINER
- LARGE LIVING ROOM

A two bedroomed dormer bungalow with off street parking sat on a large plot with potential for building plots with the correct planning permissions.

The property benefits from a large lounge, large dining kitchen leading to a conservatory, ground floor bedroom and first floor bedroom. Large gardens to the rear.

£350,000



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With radiator and storage cupboard.

### LIVING ROOM

21'2" x 12'1" (6.45m x 3.68m)

Window to the side and front, wood burning stove and radiator.

### KITCHEN

16' x 8'5" (4.88m x 2.57m)

Wall and base units, rolled top work surfaces, tiled splashbacks. Five ring gas hob, eye level oven, one and a half bowl sink with mixer tap. Integral fridge freezer, plumbing for a washer and dryer, two windows to the side, stable door to the side and arch way to....

### DINING AREA

11'7" x 9'5" (3.53m x 2.87m)

Under stairs cupboard, radiator and archway to...

### CONSERVATORY

12'2" x 9'9" (3.71m x 2.97m)

With door to the side.

### GROUND FLOOR BEDROOM

9'8" x 9'1" (dressing area) 8'4" x 8'1" (bedroom a (2.95m x 2.77m (dressing area) 2.54m x 2.46m (bedro)

Dressing area with archway to bedroom area. Feature ceiling beams and window to the side.

### SHOWER ROOM

Shower stall with electric shower, low flush WC, pillared wash hand basin, chrome towel rail and window to the side.

### FIRST FLOOR

### FIRST FLOOR BEDROOM

11'2" x 8'6" (3.40m x 2.59m)

Window to the rear, radiator and storage in the eaves. Passage way to...





#### USEABLE LOFT SPACE

With a window to the front.

11'10" x 8'7" (3.61m x 2.62m)

#### EXTERNAL

There is off street parking to the front with a gated passageway to the side for further parking. Leads to brick paved side driveway allowing for more off street parking. Garage to the rear with up and over door. To the rear is a landscaped garden with paved areas, lawned areas, various storage areas and a large lawned garden with trees, a pond, and all set in a fenced surround.

#### AGENTS NOTE

This plot measures roughly one third of an acre.

#### COUNCIL TAX:

We understand the current Council Tax Band to be C

#### TENURE :

We understand the Tenure of the property to be Freehold.

#### SERVICES :

Mains water, gas, electricity and drainage are connected.

#### 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@stanifords.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.

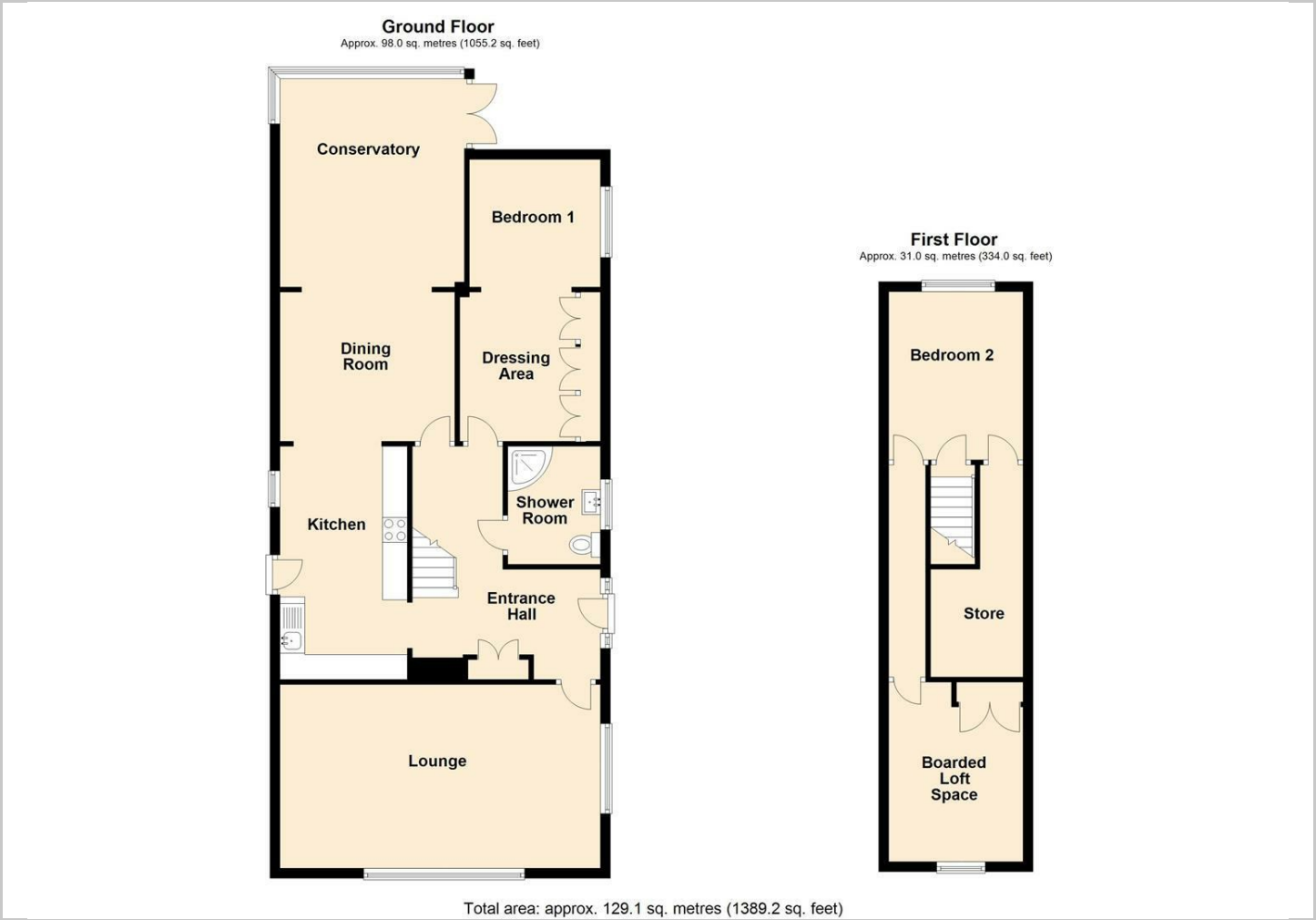
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

