



70 West Street, Leven HU17 5LR
£395,000

- Bespoke design detached bungalow
- Attractively presented throughout
- Great flexibility of living space
- Two/three bedrooms
- Master bedroom with en-suite
- Overlooking open fields to rear
- Off-street parking
- Garage
- EPC Rating: B
- Council Tax Band: E

Built by the current owner for their own purposes, this beautiful detached bungalow is sold with no onward chain. Boasting well proportioned rooms and having been intelligently designed to offer flexibility of layout, the bungalow is immaculately presented throughout.

With a large living room positioned to the front of the property, there is also a fully fitted master bedroom with large en-suite shower room and two further bedrooms, one of which is used as a dining room/bar and leads into a rear conservatory. The beautifully fitted breakfast kitchen is positioned to the rear of the property overlooking the rear garden with open fields beyond and there is a large utility room as well as an attractively appointed house shower room.

Approached through double vehicular gates, to the front of the property is an extensive brick sett parking area in front of the one and a half sized detached garage, and to the rear the garden has been landscaped for ease of maintenance with a wide patio area and a beautifully tended garden overlooking open fields.

LOCATION

The property is located on West Street between the junctions of Goosenook Lane and Carr Lane, and relatively close to the amenities in the centre of the village. Overlooking open fields to the rear, West Street is a relatively quiet road which leads out Westwards from Leven into open country and services Leven's small airfield and farms

Leven itself is a small but steadily growing village which has a friendly community feel. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

4'9" x 3'4" (1.45m x 1.02m)
uPVC glass panelled front door with further glass panels to either side and porcelain tile floor.

ENTRANCE HALL

24'1" x 4'9" (7.34m x 1.45m)
A wide and welcoming entrance hall of an L-shape with further alcove with office/study area. Accessed from the entrance porch through a further uPVC glass panelled door, there are two large shelved out storage cupboards, one as an airing cupboard with the hot water tank.

LIVING ROOM

17'10" x 14'2" (5.44m x 4.32m)
A very well proportioned room offering flexibility of layout and the focal point being an attractive stone fireplace housing a gas living flame fire. Bay window to the front elevation.

BREAKFAST KITCHEN

14'3" reducing to 9'11" x 13'10" (4.34m reducing to 3.02m x 4.22m)
An well appointed kitchen offering a range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, five ring gas hob with extractor over, integrated double oven, space for table and two windows overlooking the rear garden.

UTILITY ROOM

10'1" x 8'9" (3.07m x 2.67m)
A large utility room with base, wall and larder units to match those in the kitchen, stainless steel sink and drainer, space and plumbing for dishwasher, washing machine, fridge and freezer, uPVC glass panelled door opening onto the rear garden with window to one side and a modern Vailant gas boiler (approx. 6 years old which has been regularly serviced and is on a service plan).

BEDROOM 1

14'1" x 13'6" (4.29m x 4.11m)
An extensive range of built-in wardrobes including bedside and over bed units. Bay window to the front elevation.

EN-SUITE SHOWER ROOM

9'9" x 6'7" (2.97m x 2.01m)
Three piece sanitary suite comprising shower enclosure, vanity hand wash basin and close coupled w.c., fully tiled walls, window to the side elevation and chrome heated towel rail.

BEDROOM 2/DINING ROOM

14'2" x 10'4" (4.32m x 3.15m)
A further large bedroom which has been re-purposed as a dining room and with French doors into the conservatory.

BEDROOM 3

14' x 9'9" (4.27m x 2.97m)
Built-in wardrobes, bedside/drawer units and window to the side elevation.

CONSERVATORY

9'11" x 9'10" (3.02m x 3.00m)
French doors opening onto the rear garden and tiled floor.

HOUSE SHOWER ROOM/CLOAKS

8'2" x 5'6" (2.49m x 1.68m)
Three piece sanitary suite comprising wall hung hand wash basin with semi-pedestal, double shower enclosure, close coupled w.c., chrome heated towel rail, fully tiled walls, window to the side elevation and built-in cupboard.

OUTSIDE

FRONT

Double timber gates provide access onto a wide brick sett driveway which provides ample parking for a number of cars. Mature planting creates for a good level of privacy to the front of the bungalow.

GARAGE

19'9" x 13'1" (6.02m x 3.99m)
A one and a half sized detached garage with up-and-over door and windows to both side and rear aspects. Further courtesy door to the side, supplied with light and power and with extra storage in the roof space.

REAR GARDEN

The property can be accessed down either side of the bungalow and on the Western side there are raised flower beds which have been extensively planted with soft fruits. The rear garden has been landscaped with a wide brick sett patio adjacent to the rear of the bungalow which leads out onto a largely gravelled garden with extensive mature planting. Skirting open fields, there is a large greenhouse and water butts.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



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