



QUICK & CLARKE
The Property Specialists

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36 The Meadows, Leven HU17 5LX
£340,000

- Super spacious home
- Approximately 1,450 square feet
- Open plan kitchen diner
- 21' living room
- Four good sized bedrooms
- Fitted furniture to two bedrooms
- Modern bathroom suite
- Very good sized plot - gardens to four sides
- Double garage - excellent off-street car parking
- Council tax band D. EPC rating D.

A superbly spacious four bedroomed detached house which extends to approximately 1,450 square feet standing centrally on a very generous plot with gardens to all four sides.

To the ground floor the accommodation has been altered in the past to suit modern day family living with the kitchen and former dining room now offering one delightful, welcoming area of family space. There is also a 21' living room, cloakroom with WC and utility room at ground floor.

The four bedrooms are very well-proportioned with fitted wardrobes to two of them along with a modern four piece bathroom suite.

The property is further complemented by the double garage and double width driveway to the front offering excellent off-street car parking facility.

LOCATION

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

GROUND FLOOR

ENTRANCE HALL

Timber effect flooring with staircase to first floor, contemporary vertical radiator and PVCu sealed unit double glazed door.

CLOAKROOM

Low level WC and vanity wash basin with cupboard below along with radiator.

LIVING ROOM

20'10 x 12'4 (6.35m x 3.76m)
Ornate timber fireplace with marble inset and hearth, bow window to front and patio doors to rear garden, along with two radiators.

KITCHEN

15'5 x 8'5 (4.70m x 2.57m)
Having a range of base and eye level units with marble effect roll edge worksurfaces incorporating electric oven and microwave, induction hob, 1 1/2 bowl single drainer sink unit, fitted breakfast bar, window and timber effect floor. Open to:

DINING ROOM

13' x 8'6 (3.96m x 2.59m)
French doors to living room, timber effect floor, window and radiator.

UTILITY

8'7 x 7'7 (2.62m x 2.31m)
Fitted base and larder units with single drainer sink unit, plumbing for automatic washing machine and tumble dryer, window and radiator.

REAR ENTRANCE

PVCu sealed unit double glazed door to outside and personal access door to the garage.

FIRST FLOOR LANDING

BEDROOM 1

12'3 x 11'1 (3.73m x 3.38m)
Fitted wardrobes, window and radiator.

BEDROOM 2

11'9 x 10' (3.58m x 3.05m)
Window and radiator.

BEDROOM 3

9'4 x 8'8 (2.84m x 2.64m)
Fitted wardrobes, window and radiator.

BEDROOM 4

8'8 x 6'4 (2.64m x 1.93m)
Window and radiator.

FAMILY BATHROOM

9'6 x 5'5 (2.90m x 1.65m)
Panelled bath, vanity wash basin, low level WC and separate shower in quadrant cubicle, tiled floor and walls, window and radiator.

OUTSIDE

The property stands centrally on a very good sized plot with gardens to four sides, mainly laid to lawn, along with side seating area, greenhouse and double width driveway.

DOUBLE GARAGE

18' x 16' (5.49m x 4.88m)
Electric up & over door, window, light and power laid on.

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 sealed unit 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



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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