



QUICK & CLARKE
The Property Specialists

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42 South Parade, Leven HU17 5LJ
£190,000

- Significantly extended bungalow
- Two bedrooms plus study
- Two reception rooms
- Well-appointed kitchen
- Good sized bathroom
- Attractive gardens to front and rear
- Private side driveway and garage
- Excellent location with good village amenities
- Doctors surgery and shops
- Council tax band B. EPC rating C.

A significantly extended two bedroomed semi-detached bungalow which offers approximately 800 square feet of living space, having well-appointed kitchen with two reception rooms, two bedrooms, a study and a very good sized bathroom.

The property stands on an attractive plot with gardens to front and rear, a side driveway along with a single garage.

Leven is an extremely popular village with a super range of amenities including shops and doctors surgery.

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

KITCHEN

12' x 8' (3.66m x 2.44m)
Base and eye level units with roll edge worksurfaces, 1 1/2 bowl single drainer sink unit, space for cooker with extractor above, plumbing for automatic washing machine, PVCu sealed unit double glazed window and double radiator.

LIVING ROOM

16'6 x 10'7 (5.03m x 3.23m)
Timber fireplace with marble effect inset and hearth, PVCu sealed unit double glazed bow window and radiator. Open to:

DINING ROOM

11'10 x 7'3 (3.61m x 2.21m)
Ceiling coving and radiator.

STUDY

8' x 8' (2.44m x 2.44m)
PVCu sealed unit double glazed window and radiator.

INNER HALLWAY

BEDROOM 1

12'7 x 10'5 (3.84m x 3.18m)
Fitted wardrobes and top boxes, PVCu sealed unit double glazed French doors to rear garden and radiator.

BEDROOM 2

12'7 x 8' (3.84m x 2.44m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

BATHROOM

8' x 7'6 (2.44m x 2.29m)
Panelled bath, separate shower in quadrant cubicle, wash basin and low level WC, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a lawned garden with planting areas and a substantial side paved driveway offering excellent off-street car parking facility.

To the rear of the bungalow is a paved seating area with further lawned garden and planting beds.

GARAGE

The property benefits from a detached pre-cast concrete single garage.

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



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.

While 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 are not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan 0204