





The Property Specialists

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31 The Meadows, Leven HU17 5LX
£315,000

- Lovely family detached bungalow
- Outstanding presentation
- 19' living room
- Updated Kitchen diner
- Three good sized bedrooms
- Incredible garden
- Ample off-street parking and garage
- Excellent large village with wide-ranging amenities
- Council tax band D
- EPC rating D

A beautifully presented three bedroomed detached bungalow standing on an absolutely outstanding plot, which is presented to the highest standard, an absolute credit to the current owners.

The bungalow extends to in excess of 960 square feet and offers three very good sized bedrooms with a 19' living room and lovely kitchen diner, both of which overlook the super rear garden. The garage integrates with the internal accommodation and the site provides excellent off-street car parking.

Extensive village amenities are located close by and this really is a rare opportunity to make an outstanding bungalow and garden your home.

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

ENTRANCE HALL

PVCu sealed unit double glazed door and tiled floor. Personal access door into garage.

CLOAKROOM

Low level WC with wash basin and PVCu sealed unit double glazed window.

LIVING ROOM

18'10 x 12' (5.74m x 3.66m)
Stone effect fireplace with electric fire fitted, PVCu sealed unit double glazed patio doors to rear terraced seating area and two radiators.

KITCHEN DINER

18'10 x 11'4 (5.74m x 3.45m)
A modern kitchen offering extensive base and eye level units incorporating an electric oven and induction hob with integrated dishwasher, fridge, and combination microwave. 1 1/2 bowl single drainer sink unit, PVCu sealed unit double glazed doors to rear terrace, oil fired central heating boiler. Built-in cupboard housing hot water cylinder with electric immersion heater, and radiator.

INNER HALLWAY

Radiator.

BEDROOM 1

14'3 x 11'4 (4.34m x 3.45m)
Fitted wardrobes and drawers, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'8 x 8'10 (3.86m x 2.69m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

12' x 8'8 (3.66m x 2.64m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

8'6 x 7' (2.59m x 2.13m)
Panelled bath with shower in separate cubicle, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands on an absolutely incredible plot with extensive car parking facility to the front an side.

The rear garden is an absolute delight and a credit to the owners! Laid to lawn with extensive mature planting beds, vegetable plot with fruit trees, greenhouse and garden sheds. The garden is further enhanced by the two patio seating areas making the most of the superb sunshine available within the garden.

SERVICES

Mains water, drainage and electricity are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil 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).

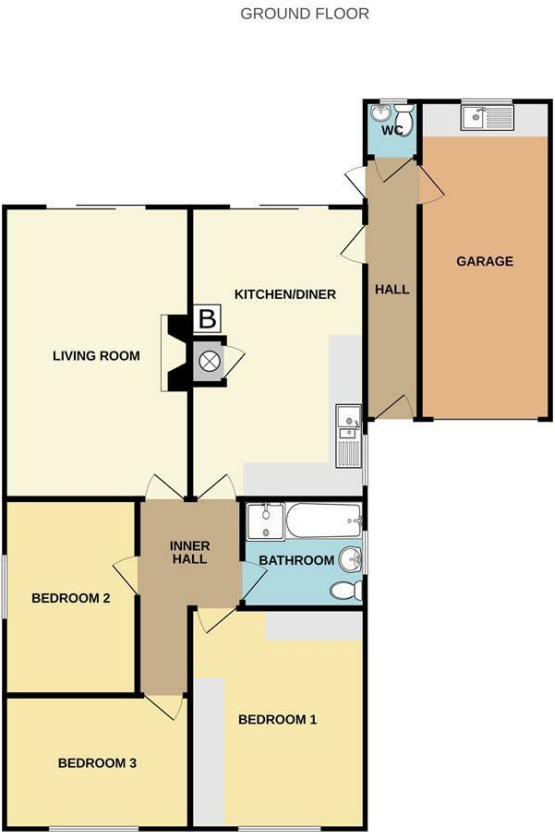
VIEWING

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.

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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metapix 02024