



QUICK&CLARKE

The Property Specialists

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16 Barley Gate, Leven HU17 5NU
£179,950

- No onward chain
- Requires some modernisation
- 3 bedrooms
- 2 reception rooms
- Ground floor bedroom & first floor bathroom
- Cul-de-sac position, central village location
- Backing onto school playing fields
- Off-street parking & garage
- EPC Rating: F
- Council Tax Band: B

A very well-proportioned, deceptively spacious and much loved home situated in a superb position on a small cul-de-sac and backing onto the school playing fields.

Requiring some modernisation and offered to the market with no onward chain, the property has a great flexible layout which benefits from two reception rooms in addition to the third bedroom/study on the ground floor. The kitchen is positioned to the rear overlooking the garden and there is a downstairs cloakroom.

To the first floor are two double bedrooms and a house bathroom. The property has well tended gardens to both front and rear with a side driveway and garage.

LOCATION

The property is located in a superb position on a small cul-de-sac leading off from Barley Gate, and close to its junction with South Street in the centre of the village.

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

11'2" x 8'2" (3.40m x 2.49m)
Timber opaque glass panelled door leading into a light hallway having stairs leading to the first floor accommodation with storage cupboard under. A large window allows borrowed light between the living room and entrance hall.

LIVING ROOM

17'1" x 10'1" (5.21m x 3.07m)
A well proportioned room with a tiled fireplace housing an open fire with matching hearth and a window to the front elevation. Double timber glass panelled doors lead through into the dining room.

DINING ROOM

12'5" x 9'1" (3.78m x 2.77m)
Patio doors leading out onto the rear garden and door through into the entrance hall.

KITCHEN

9'4" x 9' (2.84m x 2.74m)
A range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, composite one and a half bowl sink and drainer, four ring electric hob, integrated oven, space and plumbing for washing machine and upright fridge freezer, timber glass panelled door providing access to the driveway and window overlooking the rear garden.

CLOAKROOM

Low level w.c. and window to the side elevation.

BEDROOM 3/STUDY

8'10" x 8'3" (2.69m x 2.51m)
Built-in storage cupboards including eyeline units and window to the front elevation.

FIRST FLOOR

LANDING

BEDROOM 1

17'1" x 10'1" (5.21m x 3.07m)
Window to the front elevation with views over the rooftops to the Church.

BEDROOM 2

13'2" x 8'6" (4.01m x 2.59m)
Window to the rear elevation and large cupboard over the stairs housing the hot water tank. Access to boarded roofspace.

BATHROOM

8'2" x 6'5" (2.49m x 1.96m)
Three piece sanitary suite comprising low level w.c., pedestal hand wash basin, enamelled bath, partially tiled walls and window to the front elevation.

OUTSIDE

The property is set back from the cul-de-sac with a largely lawned garden to the front surrounded by a flower border. A concrete drive leads down the side of the property and up to the garage.

GARAGE

A detached brick garage with up-and-over door and side window.

REAR GARDEN

The rear garden has the benefit of backing onto the school playing fields. Largely lawned, there is a patio area to the rear and a shed for storage.

SERVICES

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

CENTRAL HEATING

The property benefits from an electric 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 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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