





The Property Specialists

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39 Barley Gate, Leven HU17 5NT
£275,000

- Detached bungalow
- Over 950 sq ft
- 3 good size bedrooms
- 17' living room; Well appointed kitchen
- Attrractive rear garden; Ample off-street car parking
- Excellent village amenities
- School and Doctor's surgery close by
- Good access to Beverley
- EPC Rating: D
- Council Tax Band: C

A three bedroom detached bungalow which extends to in excess of 950 square feet located in the heart of this very popular village, much sought after due to its ease of access to Beverley and the East Yorkshire Coast as well as the superb facilities on offer including shops, public houses, leisure amenities, well regarded primary school and Doctor's surgery.

The bungalow offers three good size bedrooms along with a 17' living room and well appointed kitchen, having ample off-street car parking and attractive rear garden.

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 radiator.

LIVING ROOM

17' x 12'10" (5.18m x 3.91m)
Stone fireplace with cast iron inset and open fire, PVCu sealed unit double glazed windows to two elevations and radiator.

KITCHEN

12'9" x 11'9" (3.89m x 3.58m)
Base and eye level units with roll edge work surfaces incorporating a single drainer sink unit with gas Range, built-in cupboard and pantry, PVCu sealed unit double glazed window and door to outside.

BEDROOM 1

13' x 11'3" (3.96m x 3.43m)
fitted wardrobes and drawers, PVCu sealed unit double glazed window and radiator.

INNER HALLWAY

BEDROOM 2

14'7" x 11'8" (4.45m x 3.56m)
Ornamental tile fireplace, PVCu sealed unit double glazed French doors to garden and radiator.

BEDROOM 3

10' x 9'6" (3.05m x 2.90m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'9" x 6'9" (2.36m x 2.06m)
Electric shower, wash basin and low level w.c., timber effect flooring, PVCu sealed unit double glazed window and radiator.

OUTSIDE

Double gated access with pressed concrete driveway along with front lawn and flower beds, whilst at the rear of the bungalow is a paved seating area with lawned garden and further planting areas.

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 PVCu 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



39 BARLEY GATE
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 have not been tested and no guarantee as to their operability or efficiency can be given.
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