





The Property Specialists

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6 Blacksmith Place, Leven HU17 5AH
£325,000

- Recently built modern family house
- Spacious rear garden skirting open fields
- Four bedrooms / two bathrooms
- Single garage and parking
- Renowned local builder
- Council Tax Band: D
- EPC Rating: B

Situated on one of the largest plots on this recently completed, modern development this beautiful family house built by Peter Ward Homes is sure to impress. Having a fabulous light and bright design and having the benefit of a large living room and open plan living/dining kitchen which overlooks the extremely spacious rear garden, viewing is essential.

With four well proportioned bedrooms and two attractively appointed bathrooms, the property also boasts a side driveway which provides parking for at least two cars as well as a single garage. Skirting open fields to the rear this is the very essence of a modern family house.

LOCATION

The property is located at the head of the cul-de-sac forming Blacksmith Place which is accessed off Bluebell Drive from Hornsea Road on the eastern side of the village of Leven.

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

With composite front door and stairs to the first floor accommodation.

LIVING ROOM

21'1" x 11'11" (6.43m x 3.63m)
A very attractive triple aspect room of a size that allows for flexibility of layout. Patio doors to the rear open onto the rear garden.

OPEN PLAN LIVING/DINING KITCHEN

12'5" x 15'7" plus bay (3.78m x 4.75m plus bay)
A modern fitted kitchen with a generous range of wall and base storage units with grey fronts. Quartz work surfaces and matching upstand. Stainless steel one and a half bowl inset sink with drainer. Five ring stainless steel gas hob with extractor over. Integrated double oven, fridge freezer and dishwasher. French doors in bay opening onto the rear garden and cupboard under the stairs.

UTILITY ROOM

8'8" x 4'5" (2.64m x 1.35m)
With quartz work surface to match those of the kitchen. Space and plumbing for washing machine and tumble dryer.

CLOAKS

With two piece sanitary suite comprising close coupled w.c., corner hand wash basin and window to the side elevation.

FIRST FLOOR

BEDROOM 1

12'1" x 10'2" (3.68m x 3.10m)
Window to front elevation. Mounting on wall for television.

EN SUITE SHOWER ROOM

8'8" x 3'10" (2.64m x 1.17m)
With a three piece sanitary suite comprising wall hung hand wash basin with LED lit mirror above, close coupled w.c. and double shower enclosure. Tiled walls and floor. Window to the side elevation.

BEDROOM 2

8'11" x 11'5" (2.72m x 3.48m)
Window to front elevation.

BEDROOM 3

9'4" x 8'11" (2.84m x 2.72m)
Window to rear elevation.

BEDROOM 4

8'8" x 6'5" (2.64m x 1.96m)
Currently used as a dressing room and study. Window to rear elevation.

BATHROOM

7'11" x 6'5" (2.41m x 1.96m)
With three piece sanitary suite comprising bath with shower attachment over, close coupled w.c. and semi-recessed hand wash basin. Tiled floor.

OUTSIDE

The property occupies a corner plot with the front garden being a blank canvass for any new owner.

To the side of the property is a brick set driveway which leads up to the garage and provides ample parking for at least two cars and with electric car charging point. A timber gate leads off into the rear garden.

The rear garden is surprisingly spacious for a property of this type and skirts open fields to the rear. With a fenced perimeter there is a patio area adjacent to the living room and the garden is largely lawned.

GARAGE

18'10" x 9'5" (5.74m x 2.87m)
A single garage with up and over vehicular door. Supplied with light and power. Currently used as a gym with mounting on the wall for television. Storage in the roof space.

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.

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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