





The Property Specialists

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**54 Barley Gate, Leven HU17 5NU**  
**£247,500**



- Attractive family house
- Large L-shaped living/dining kitchen
- 3 bedrooms
- 2 bathrooms
- Head of cul-de-sac position
- Off-street parking & garage
- EPC Rating: Awaited
- Council Tax Band: C

An attractively presented and very well-proportioned three bedroom house situated in a superb cul-de-sac position in the centre of this sought after village. Offering three bedrooms to the first floor in addition to a recently fitted shower room, the property also has the benefit of a well-proportioned living room, large open plan living/dining kitchen, bathroom and utility room to the ground floor. With extensive off-street parking and a garage, the property also has well tended gardens to both the front and rear.

LOCATION

The property is located at the head of a small cul-de-sac leading off from Barley Gate in the centre 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

18'10" x 9'10" (5.74m x 3.00m)  
A wide and welcoming entrance hall with uPVC glass panelled front door and further window to one side. Stairs lead to the first floor accommodation and there is a storage cupboard.

BATHROOM

Three piece sanitary suite comprising low level w.c., panelled bath with separate thermostatic shower over and pedestal hand wash basin, chrome heated towel rail, window to the side elevation and tiled walls.

LIVING ROOM

18'10" x 10'3" (5.74m x 3.12m)  
A very well-proportioned room with bowed window to the front elevation, a decorative brick fireplace incorporates niches and there is a door through to the dining kitchen to the rear.

LIVING/DINING KITCHEN

19'5" x 20'7" maximum (5.92m x 6.27m maximum)  
A superb re-modelling and extension of the property to create a large open plan living/dining kitchen which allows for flexibility of layout. The kitchen offers a generous range of wall, base and larder units with white gloss fronts, contrasting butcher's block work surfaces and ceramic tile splashbacks, 5-ring stainless steel gas hob with extractor over, stainless steel one and a half bowl sink and drainer, Bosch integrated oven and grill, integrated fridge, window to the side elevation and patio doors leading out onto the recently fitted patio area.

UTILITY ROOM

8'6" x 7'2" (2.59m x 2.18m)  
Base storage units, laminate work surfaces, space and plumbing for washing machine and tumble dryer, uPVC glass panelled door to the side of the property and further window to the rear elevation.

FIRST FLOOR

LANDING

Airing cupboard housing the modern Ideal Standard gas boiler and window to the side elevation.

BEDROOM 1

11'10" x 10'5" (3.61m x 3.18m)  
Window to the front elevation and built-in wardrobe.

BEDROOM 2

10'11" x 10'4" (3.33m x 3.15m)  
Window to the rear elevation and built-in wardrobe.

BEDROOM 3

11'10" x 9'10" (3.61m x 3.00m)  
Window to the rear elevation and built-in wardrobe.

SHOWER ROOM

Modern three piece sanitary suite comprising vanity hand wash basin, close coupled w.c., corner shower enclosure with thermostatic shower valve, partially tiled walls, porcelain tiled floor and contemporary styled heated towel rail.

OUTSIDE

The property has a generously sized front garden which is largely laid to lawn with a central monkey puzzle tree. A part gravel, part brick sett drive leads down the side of the property and up to the garage and provides parking for several vehicles.

GARAGE

19' x 8'9" (5.79m x 2.67m)  
A concrete sectional garage with up-and-over door and supplied with light and power.

REAR GARDEN

A timber gate provides access to the rear garden which has a newly laid and attractively stone flagged patio area with the garden laid under lawn.

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](mailto:beverley@qandc.net)



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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. Made with Metropix ©2024