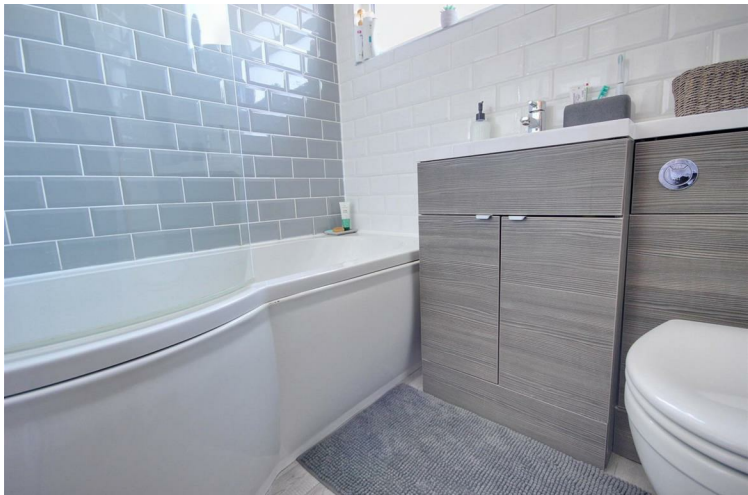




QUICK&CLARKE

The Property Specialists

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10 Balk Close, Leven HU17 5NH
£240,000

- Light and spacious extended home
- Almost 1,000 square feet
- Incredible plot in quiet cul-de-sac
- Ample off-street car parking
- Large rear garden adjoining open paddock land
- Stunning open plan kitchen/day room
- 3 well proportioned bedrooms
- Outside entertaining space
- EPC Rating: D
- Council Tax Band: B

A beautifully light and spacious home offering approximately 1,000 square feet of extended accommodation, standing on a wonderfully generous plot with ample off-street car parking and a delightful rear garden with relaxation areas, all of which overlooks open paddock land. The three bedrooms are all very well proportioned along with a modern bathroom, but the heart of this family home is the stunning open plan kitchen/day room which inter-communicates beautifully with the rear garden space.

Leven offers an outstanding range of amenities which are only a level walk away from this outstanding property.

LOCATION

Leven 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

RECEPTION HALL

Timber effect flooring, staircase to first floor with understairs storage, PVCu sealed unit double glazed door with side window and radiator.

LIVING ROOM

13'6" x 12'8" (4.11m x 3.86m)
PVCu sealed unit double glazed window and radiator.

KITCHEN

19' x 11' (5.79m x 3.35m)
An outstanding modern space with an extensive range of grey gloss base and eye level units having timber effect work surfaces and incorporating a matching centre island. Integrated appliances include electric double oven, gas hob, carbon overhead filter, fridge, freezer and dishwasher along with a one and a half bowl single drainer sink unit, wall mounted gas fired central heating boiler, PVCu sealed unit double glazed window overlooking the rear garden and door to outside.

Open to:

DAY ROOM

10'3" x 9'8" (3.12m x 2.95m)
Timber effect flooring, PVCu sealed unit double glazed window and French doors to garden.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and access to a large loft space, fully boarded and with light.

BEDROOM 1

11'4" x 9'10" (3.45m x 3.00m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'8" x 9'8" (3.86m x 2.95m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'10" x 7'2" (2.69m x 2.18m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)
P-shaped bath with plumbed shower over, vanity wash basin with cupboards below and low level w.c. with concealed cistern, brick bond tiling and chrome towel radiator. PVCu sealed unit double glazed window.

OUTSIDE

To the front of the property is a large gravel forecourt and concrete driveway offering excellent off-street car parking facility.

To the rear of the property is a large stone seating area along with a further lawn and decking entertaining space, with lawned garden beyond, all of which benefits from panoramic views over open countryside to the rear.

GARAGE

24'4" x 8' (7.42m x 2.44m)
Converted to provide workshop accommodation and storage facility.

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

The tenure of the property is 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 floorplans 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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