





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**10 Trinity Close, Leven HU17 5NN**  
**£220,000**



- Well proportioned three bedroom house
- Head of cul-de-sac position
- Generous Westerly facing garden
- Extensive parking and garage
- Close to the amenities
- EPC Rating: Awaited
- Council Tax Band: A

A spacious (950 square feet) and well laid out family house situated towards the head of this small cul-de-sac close to the centre and amenities of this extremely popular village. Comprising three good sized bedrooms and a modern kitchen and bathroom, the property has a very generously sized living room which allows for the flexibility of having both living and dining room furniture. Boasting extensive parking and a detached brick garage, the property also has a beautiful and mature Westerly facing garden.

LOCATION

The property is located at the head of the cul-de-sac forming Trinity Close, which leads off High Stile close to the centre of this much sought after East Yorkshire 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

10'4" x 6'11" (3.15m x 2.11m)  
uPVC front door with obscured glass panel, timber effect floor covering and stairs to the first floor accommodation with storage area under.

CLOAKROOM

6'11" x 2'11" (2.11m x 0.89m)  
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin.

LIVING ROOM

25'10" x 10'11" (7.87m x 3.33m)  
A very generously sized living room which extends across the whole of the rear of the property and overlooks the Westerly facing garden. The space offers the flexibility of having both living and dining room furniture and there is a decorative fireplace to one wall with exposed brick hearth and oak mantel above, two windows overlooking the garden and a storage cupboard housing the gas boiler.

KITCHEN

12' x 6'11" (3.66m x 2.11m)  
A generous range of wall and base storage units with white gloss fronts and butcher's block work surfaces, four ring stainless steel electric hob with canopy extractor over, integrated oven, stainless steel sink and drainer, space and plumbing for washing machine and fridge freezer, window to front elevation and uPVC glass panelled door which opens out onto the side drive.

FIRST FLOOR

BEDROOM 1

13'7" x 10'11" (4.14m x 3.33m)  
Window to the rear elevation.

BEDROOM 2

12' x 10'11" (3.66m x 3.33m)  
Window to the rear elevation and built-in cupboard.

BEDROOM 3

10'6" x 6'11" maximum (3.20m x 2.11m maximum)  
Window to the front elevation and built-in cupboard over the stairs.

BATHROOM

6'11" x 6'1" (2.11m x 1.85m)  
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath with separate thermostatic shower valve over and glass screen, partially tiled walls and window to the side elevation.

OUTSIDE

The property is situated at the head of the cul-de-sac with two parking spaces which have been laid under gravel immediately in front of the property. A driveway leads to the side which is also gravelled and allows for additional parking in front of the garage.

BRICK GARAGE

With up-and-over door and supplied with light and power.

REAR GARDEN

A key feature of this property is the Westerly facing and generously sized rear garden. Largely lawned, there are a number of mature shrubs and trees which provide for a good level of privacy. With a central York stone flagged patio there is also a gravelled area to one side where there is an ornamental pond and a shed for storage.

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 & AGENTS NOTE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor). Note that it is the Agents understanding that the property has a PRC Certificate to certify that the works undertaken on renovation have met the required standard.

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)



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 ©2025

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.