



17 South Parade
Leven, Beverley, East Yorkshire HU17 5LJ
Offers over £220,000

WP WOOLLEY
& PARKS

*** A MOST IMPRESSIVE AND BEAUTIFULLY STYLED COTTAGE WITH GENEROUS GARDEN, IN THE SOUGHT AFTER VILLAGE OF LEVEN *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Having been the subject of significant refurbishment in recent years, this EXQUISITE home really must be viewed in order to gain a true appreciation for its many fine qualities, charming character and deceptively spacious layout of accommodation. The property is styled and presented to an immaculate standard throughout, briefly comprising of a spacious through Lounge and Dining Room with exposed ceiling beams and log burning stove, beautifully fitted Bathroom and Kitchen to the ground floor, with three Bedrooms to the first floor and staircase access to a Loft Room. Outside, a generous garden plot with barbecue area and substantial summerhouse provides fabulous entertaining space. EARLY VIEWING ADVISED!



Living/Dining Room

19'1" x 12'1" (5.82m x 3.68m)

The property is entered via a modern composite door, with double glazed panel detail, into the spacious living area. Painted ceiling beams, rustic wall cladding and an exposed brick chimney breast, with stone hearth and log burning stove, add a wealth of charming character. With fitted carpet, fitted alcove cabinet, two radiators, TV/media points, double glazed window to the front elevation and a turn flight staircase, with attractive ironwork spindles, rising to the upper floor.

Bathroom

9'4" max x 7'3" (2.84m max x 2.21m)

A most impressive facility is stylishly fitted with a traditional suite comprising roll-top bath with mixer shower attachment, wash basin, separate shower enclosure and a high cistern WC. With brushed copper-finish fittings including heated towel rail, beautiful patterned wall tiling, oak effect flooring, mirrored vanity cabinet, extractor fan and a double glazed window.

Kitchen

14'6" x 6'8" (4.42m x 2.03m)

A high quality fitted kitchen offering a comprehensive range of base, wall and drawer units in a painted shaker finish with contrasting butcher block surfaces, exposed brick splash backs and inset Belfast sink with farmhouse tap over. A fabulous 'Rangemaster' oven takes pride of place beneath a matching extractor hood, with further fitted appliances including wine cooler, dishwasher, fridge and washing machine. With stylish vertical radiator, slate tiled flooring, spot lighting and double glazed French doors to the rear elevation.

First Floor Landing

Serving the three first floor bedrooms, with radiator, fitted carpet and a second staircase giving access to the loft room.

Bedroom One

12'0" x 10'8" (3.66m x 3.25m)

A very nicely proportioned double room with exposed brick chimney breast and feature basket grate fireplace, radiator, fitted carpet and a double glazed window to the front elevation.

Bedroom Two

11'11" x 7'3" (3.63m x 2.21m)

Another double room, with ceiling coving, radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Three

11'7" x 5'11" widens (3.53m x 1.80m widens)

The third bedroom, presently utilised as a dressing room, with radiator, fitted carpet and a double glazed window to the rear elevation. The present owner had given consideration to converting this room into an additional bath/shower room and as such, there are water feeds and waste trap connection in place for a wash basin and WC (not presently connected).

Loft Room

11'5" x 9'11" (3.48m x 3.02m)

A usable loft room with radiator, fitted carpet and a Velux roof light. There is access into the eaves for additional storage, and a built in cupboard housing the gas central heating boiler.

Rear Garden

An impressive enclosed garden to rear is mainly laid to lawn, with shrub borders, gravelled and paved patio areas, paved pathways, garden shed, gated side access and timber fenced surround.

Summerhouse

A substantial timber built summerhouse with electric power supply, wall mounted heater and lighting. A fore-deck provides seating space in front, overlooking the barbecue area.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

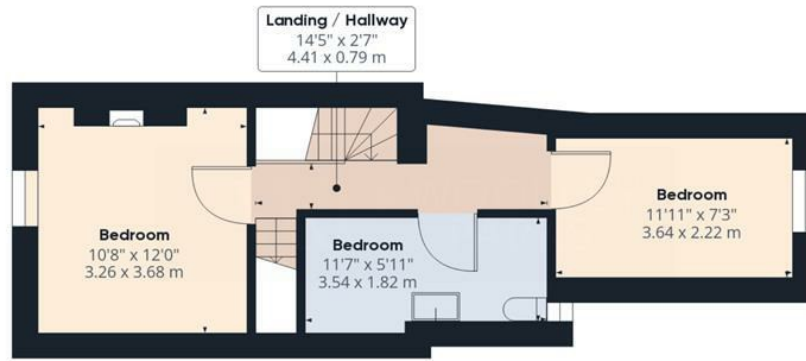
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1



Floor 2

Approximate total area⁰

846.95 ft²
78.68 m²

Reduced headroom

50.81 ft²
4.72 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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