



81 South Parade
Leven, Beverley, East Yorkshire HU17 5LJ
Price £340,000

WP WOOLLEY
& PARKS

*** A FABULOUS, EXTENDED FAMILY HOME IN A QUIET CUL-DE-SAC POSITION - AIR SOURCE HEATING *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

HURRY TO VIEW this attractive DETACHED family home, occupying a very pleasant position with a peaceful cul-de-sac in the ever-popular village of Leven - well served with a range of amenities. Having been extended and cosmetically improved in recent years, including the installation of Air Source Heating, the property is presented to a wonderful standard throughout, allowing a buyer to move straight in and enjoy! Briefly, the accommodation comprises Entrance Hall, Downstairs WC, Lounge and a stunning Dining Kitchen with Utility Room to the ground floor, Whilst upstairs there are four good Bedrooms, En-suite to the Main Bedroom, and the house Bathroom. Outside, a driveway and gravelled forecourt provide ample vehicle space, with an integral garage and a generous west-facing garden to the rear. Viewing is ESSENTIAL!



Entrance Hall 20'0" x 5'9" max (6.10m x 1.75m max)
A uPVC double glazed panel door opens to a welcoming hallway, with ceiling coving, laminate flooring, radiator and a straight flight staircase rising to the first floor, with useful storage cupboard below.

Downstairs WC 4'10" x 3'2" (1.47m x 0.97m)
A most useful convenience featuring a white suite of WC and hand basin with tiled splash back and cabinet below. With laminate flooring and a double glazed window.

Lounge 14'1" x 11'6" (4.29m x 3.51m)
A nicely proportioned reception room with ceiling coving, fitted carpet, TV/media points, radiator and a double glazed window to the front elevation. A log burning stove stands upon a slate tile hearth, creating an appealing focal point.

Living Kitchen 26'4" x 8'6" (8.03m x 2.59m)
A key feature of the home, this bright and airy Living Kitchen has been recently updated, with the extended Dining Room being open plan to create a wonderful, social family space overlooking the garden. A comprehensive fitment of base, wall and drawer units is finished in a Shaker style, with striking iron-ore finish worktops and breakfast bar return, inset composite sink and splash back tiling. A recess accommodates a freestanding electric range cooker and a dishwasher is integrated. With two radiators, beautiful herringbone style flooring, double glazed window to the rear elevation and double glazed French doors opening to the garden.

Dining Room 8'9" x 8'3" (2.67m x 2.51m)
With exposed brick feature wall, flooring continued from the Kitchen, double glazed window to the rear elevation and double glazed bi-fold doors to the garden.

Utility Room 8'2" x 5'1" (2.49m x 1.55m)
With fitted base and wall units, recess spaces for freestanding appliances, and flooring continued from the Kitchen.

First Floor Landing
With ceiling coving, fitted carpet, loft access hatch and a built-in cylinder cupboard.

Main Bedroom 14'4" x 11'8" plus wardrobes (4.37m x 3.56m plus wardrobes)
A very nicely proportioned double room with a bank of fitted wardrobes, radiator, ceiling coving, fitted carpet and a double glazed window to the front elevation.

En-Suite 6'0" x 5'3" (1.83m x 1.60m)
Stylishly appointed with a modern white suite comprising shower enclosure, wash basin and WC with fitted cabinetry, attractive wall and floor tiling, backlit vanity mirror, chrome towel radiator, ceiling coving and a double glazed window.

Bedroom Two 12'9" x 8'2" (3.89m x 2.49m)
A good double room with radiator, ceiling coving, fitted carpet and a double glazed window to the front elevation.

Bedroom Three 9'5" x 9'4" (2.87m x 2.84m)
Also a good double, with radiator, ceiling coving, fitted carpet and a double glazed window to the rear elevation.

Bedroom Four 9'8" x 8'5" max (2.95m x 2.57m max)
A very comfortable single room with radiator, fitted carpet and a double glazed window.

Bathroom 7'8" x 5'6" (2.34m x 1.68m)
A white suite comprises panelled bath with shower over, pedestal wash basin and WC, with attractive wall and floor tiling, ceiling coving, chrome towel radiator, electric heater, shaver point, mirrored vanity cabinet and a double glazed window.

External
The property is approached over a tarmac driveway, with a gravelled forecourt alongside providing additional vehicle space, and an area of lawn.

Integral Garage
With up and over door, electric lighting and power sockets.

Rear Garden
The rear garden enjoys a west-facing aspect, set within a fenced perimeter and is landscaped to

provide a paved patio terrace and generous area of lawn.

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 - D.

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).

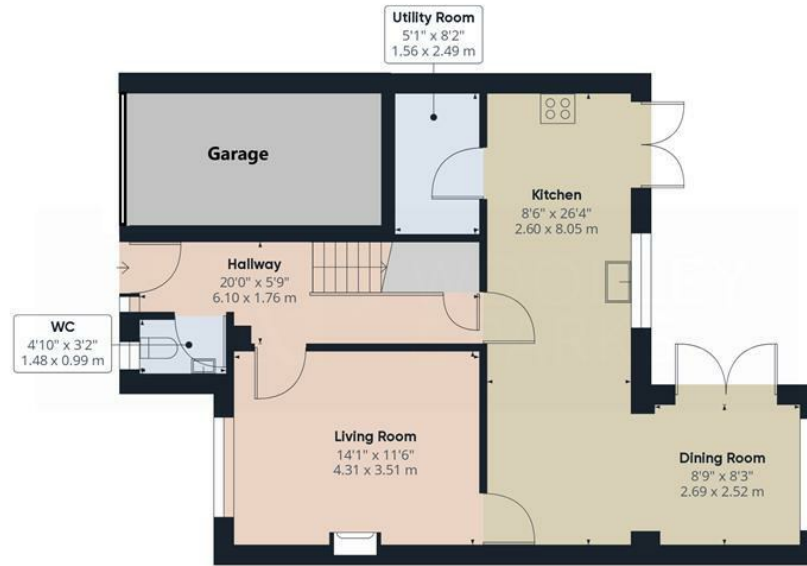
Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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

Approximate total area¹⁾
1207.19 ft²
112.15 m²
Excludes Garage

Excluding balconies and terraces

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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