



1 Mill Drive, Beverley, HU17 5NR
£180,000

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A lovely chance to secure a bungalow with fantastic potential, set on a generous corner plot in the heart of Leven. With plenty of outdoor space and room to improve inside, it's ideal for anyone wanting a project or a property they can shape to their own taste.

Inside, the accommodation offers a comfortable lounge, a practical kitchen, two bedrooms and a bathroom. While the interior would benefit from modernisation, it provides a solid base for someone looking to refresh and personalise the space.

Externally, the standout feature is the impressive corner plot, providing generous gardens and outdoor areas with lots of scope for landscaping, relaxation or exploring possible extension options (subject to the usual permissions). To the rear, the property also benefits from off-street parking and a garage, offering convenience and useful storage.

Located within easy reach of Leven's shops, pubs and transport links, this bungalow is perfectly positioned for village living. Offered chain free, it presents a great opportunity for downsizers, investors or anyone seeking a home

Front Garden

Lawned front garden with mixed shrubs, planted borders and side garden laid mainly to lawn with planted borders.

Entrance Porch

Vinyl flooring and entrance door.

Entrance Hall

Entrance door with window to front, coving, carpet and radiator.

Lounge

15'8" x 12'4" (4.8 x 3.76)
Window to front, coving to ceiling, carpet and radiator.

Inner Hall

Built in cupboard, carpet and loft access.

Kitchen

10'3" x 7'5" (3.13 x 2.27)
Window to side and door to porch, a range of fitted wall and base units with complimentary work surfaces, electric cooker point, space for freestanding oven and fridge freezer, space and plumbing for washing machine, part tiled walls, vinyl flooring, coving to ceiling, extractor fan and radiator.

Bedroom 1

14'11" x 9'3" (4.55 x 2.84)
Window to rear, built in wardrobes, carpet and radiator.

Bedroom 2

10'4" x 9'7" (3.17 x 2.94)
Window to rear, carpet and radiator.

Bathroom

6'10" x 5'6" (2.1 x 1.69)
Window to side, pedestal hand wash basin, panelled bath with shower over, part tiled walls, carpet and radiator.

Rear Garden

Laid mainly to lawn with fenced and hedge boundaries, planted borders, garden shed and greenhouse.

Garage

Concrete sectional detached with up and over door with light points. Driveway to rear - brick paved parking for 2 vehicles.

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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