



40 High Stile, Leven, HU17 5NL

£269.950



So much more than a passing glance would suggest and on a fabulous plot is this good sized, three bedroomed, semi-detached property. Having been improved and extended by the current owners, the agent feels that there is scope for further redevelopment, subject to the necessary approvals and was previously granted planning permission for a two storey extension to the side, which has now elapsed.

In brief the deceptive accommodation comprises entrance hall with staircase to first floor, good sized lounge, open plan Kitchen with breakfast area which is open plan to the dining room. Utility Room with W.C. and rear hallway. At first floor level is the landing area, three bedrooms and family bathroom.

To the front of the property is a private brick paved driveway leading to the garage, with lawned areas offering parking or recreational space. To the rear is a fully enclosed garden with useful summer house.

This property must be viewed to be appreciated!

EPC - Awaiting
Council Tax - B
Tenure - Freehold

Front Garden

Paved driveway with parking for several cars, large lawned area.

Entrance Hall

Entrance door, window to side of property, staircase to first floor, under stairs cupboard, radiator, tiled flooring.

Lounge

13'8" x 12'5" (4.18 x 3.79)

Window to front of property, coving to ceiling, radiator, laminate flooring.

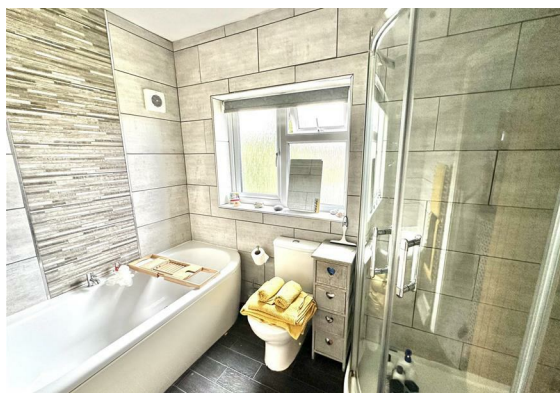
Dining Room

12'0" x 9'5" (3.66 x 2.88)

Tri-fold doors to garden, part panelled walls, laminate flooring, radiator.

Rear Hall

Window to side of property, door to rear, laminate flooring, radiator.





Kitchen

13'0" x 16'10" (3.97 x 5.14)

Window to front of property, fitted wall and base units, work surfaces, stainless and a half bowl sink and single drainer, built in double electric oven and gas hob, built in fridge freezer, part tiled walls, built in microwave, breakfast bar, extractor fan, radiator, laminate flooring.

Utility/W.C

5'8" x 5'6" (1.75 x 1.69)

Window to side of property, fitted base units, work surfaces, space for dryer, space and plumbing for washing machine, extractor fan, W.C, laminate flooring.

First Floor Landing

Window to side of property, loft access, carpeted.

Master Bedroom

12'6" x 11'1" (3.82 x 3.4)

Window to front of property, radiator, carpeted.

Bedroom 2

11'3" x 10'9" (3.43 x 3.29)

Window to rear of property, radiator, carpeted.

Bedroom 3

9'3" x 7'6" (2.84 x 2.29)

Window to front of property, built in wardrobes, radiator, carpeted.

Bathroom

9'8" x 5'6" (2.97 x 1.68)

Window to rear of property, W.C, pedestal hand wash basin, panelled bath, step in shower, heated towel rail, tiled walls, extractor fan, Vinyl flooring.

Rear Garden

Laid mainly to lawn, south facing, paved patio area.

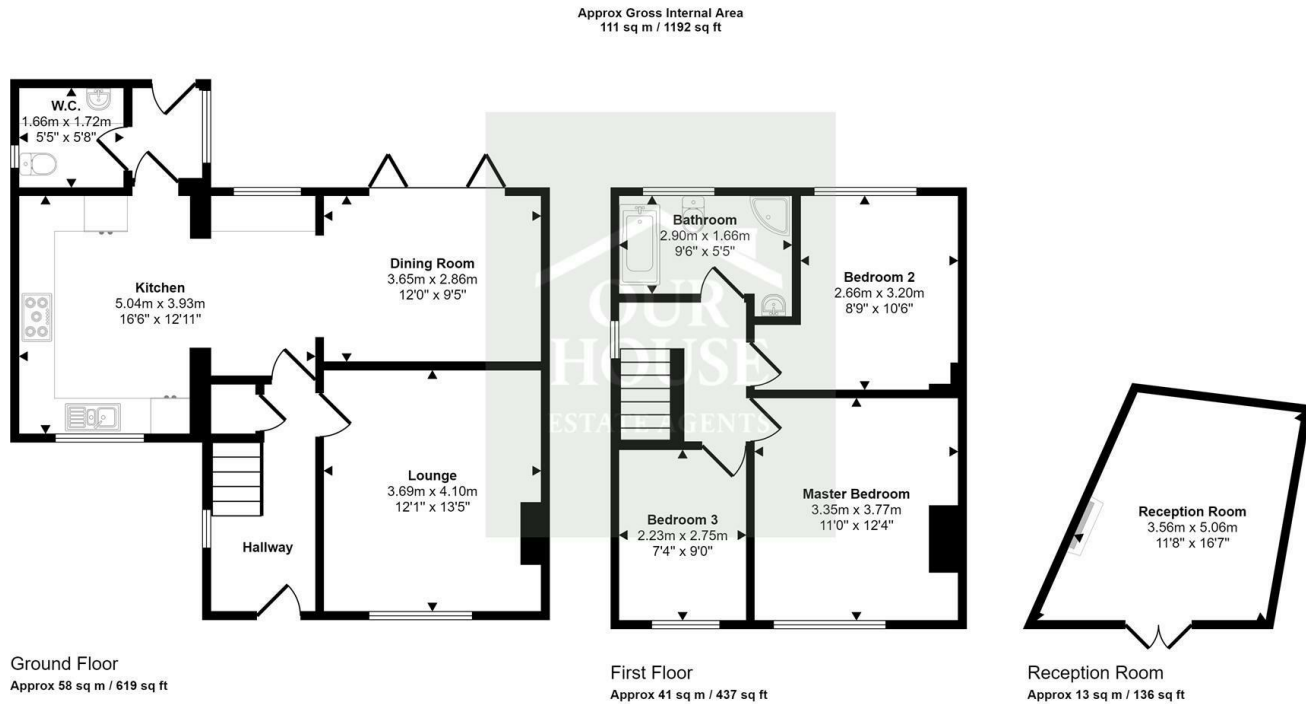
Garden

Roller door.

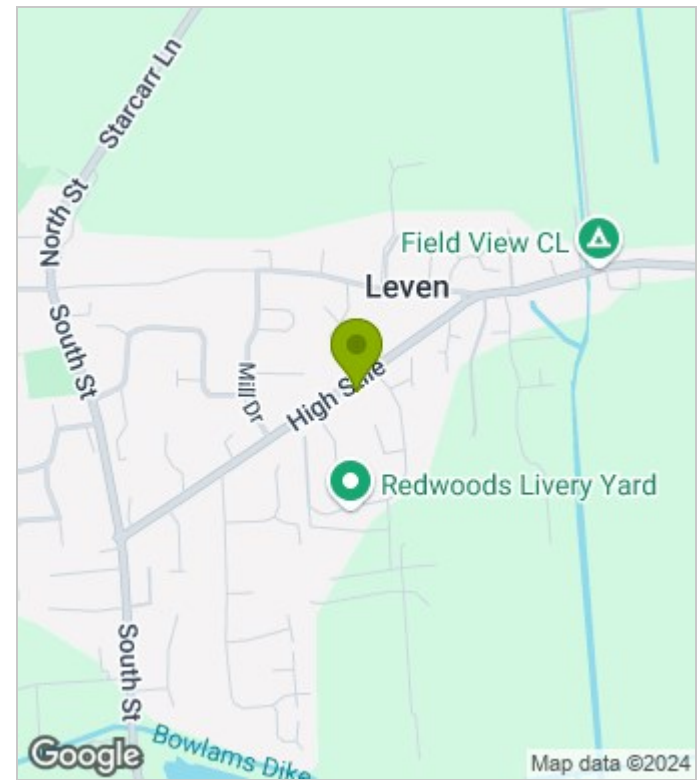
Summer House

Large, insulated, French doors to front, heating and lighting.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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