



**58 East Street**  
**Beverley, HU17 5NG**  
**Asking price £200,000**

WILLOWGREEN  
ESTATE AGENTS



There is a \*\*£10,000\*\* allowance towards deposit. A STUNNING, QUALITY two bedroom village cottage which has been tastefully restored and renovated to a high standard.

The property briefly comprises entrance into the kitchen, utility/ wc, inner lobby, lounge, dining room, first floor landing, two double bedrooms and bathroom. Garden, parking and outhouse.

Leven 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.



**ENTRANCE/INNER LOBBY** 4'9" x 4'10" (1.47 x 1.49)  
With timber entrance door into the kitchen.

**KITCHEN** 8'9" x 7'8" (2.68 x 2.36)  
With modern range of wall and base units, integrated dishwasher, stainless steel 1 1/2 bowl sink and mixer tap, tiled splash back, work surface over, electric oven, hob and extractor, window to front elevation, laminate flooring, ceiling spotlighting and doors to.

**UTILITY ROOM/ WC** 6'2" x 4'6" (1.88 x 1.38)  
With modern white suite comprising, wall mounted vanity wash hand basin, low level wc, part tiled walls, ceiling spotlighting, laminate flooring, window to front elevation, radiator and space and plumbing for washing machine and tumble dryer.

**INNER LOBBY**  
With understairs storage (housing fridge freezer), stairs leading off, ceiling spotlighting, laminate flooring and door to lounge.

**LOUNGE** 12'0" x 12'4" (3.67 x 3.78)  
With feature brick fireplace, stone flagged hearth, wood burning stove in situ, timber beam, window to side elevation, TV point and radiator.

**DINING ROOM** 12'2" x 10'9" (3.72 x 3.29)  
With window to side elevation and radiator.

**LANDING** 2'8" x 12'5" (0.83 x 3.80)  
With window to rear elevation, radiator, ceiling spotlighting and doors to.

**BEDROOM 1** 11'11" x 10'11" (3.64 x 3.35)  
With radiator, window to side elevation, TV point and one wall with timber panelling.

**BEDROOM 2** 8'8" x 7'9" (2.66 x 2.37)  
Currently used as a dressing room. Storage cupboard with sliding doors, radiator, ceiling spotlighting and window to side elevation.

**SHOWER ROOM** 8'8" x 7'3" (2.66 x 2.23)  
A stunning fitted bathroom with quadrant shower cubicle, thermostatic shower over, glass screen, modern style panelled bath, low level wc and wall mounted vanity wash hand basin, extractor fan, ceiling spotlighting, laminate flooring and window to side elevation.

**OUTSIDE**  
There is a double timber gated access from East Street offering a parking area and enclosed front garden. Brick outhouse.

**PARKING**  
There is a parking space within the property and on street parking is available.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is E. (This would now improve as renovation works have taken place)

**COUNCIL TAX BAND**  
The council tax band is B.

**NOTE**

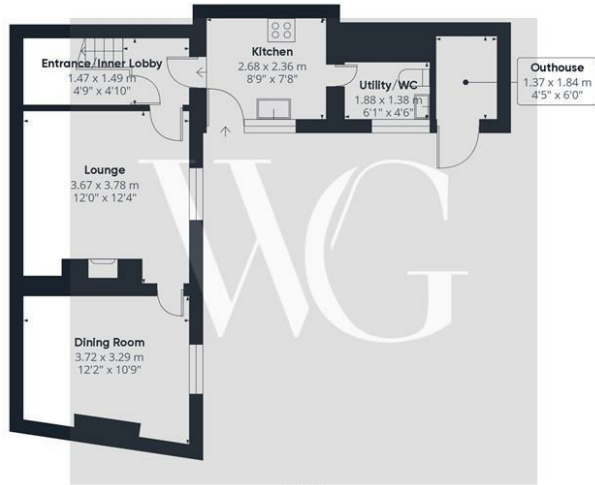




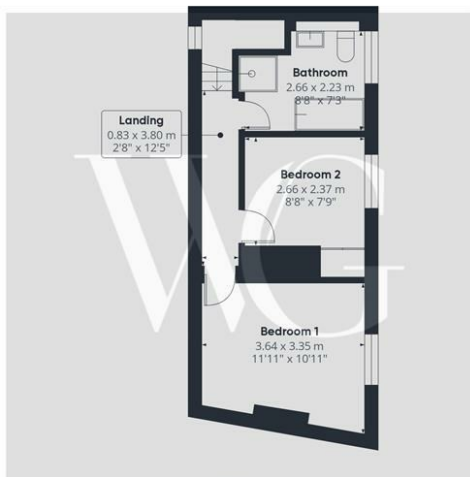








Floor 1



Floor 2

WG

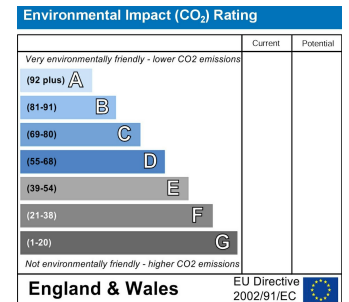
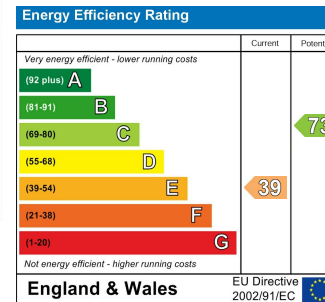
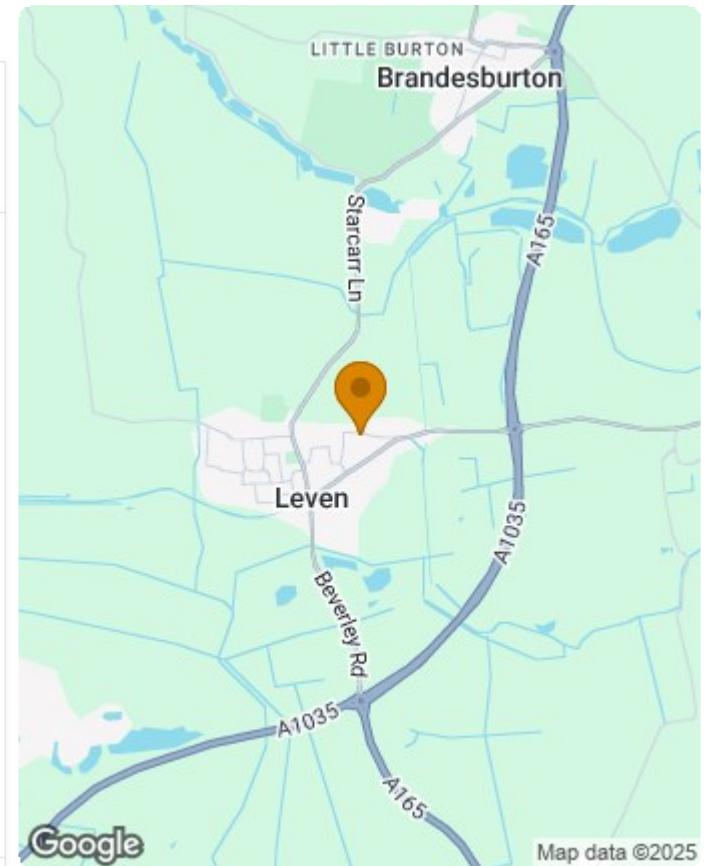
Approximate total area<sup>(1)</sup>  
67.7 m<sup>2</sup>  
728.74 ft<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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