



**QUICK & CLARKE**  
The Property Specialists

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**5 Linley Close, Leven HU17 5NP**  
**Offers in the region of £199,950**



- Lovely Cul-De-Sac • True Bungalow Location

- Spacious Lounge
- Driveway
- Garage
- Well Secluded Garden to Rear
- No Chain
- Energy Rating - D

Enjoying a lovely tucked away location in a small cul-de-sac, this two bedroomed detached bungalow offers well laid out accommodation set in a well-secluded garden plot along with parking drive and garage.

#### LOCATION

This property fronts onto Linley Close which leads off High Stile close to the centre of this popular village.

Leven itself 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.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing, uPVC fascias and soffits and is arranged on one floor as follows:

#### ENTRANCE HALL

12'10 x 4'1 (3.91m x 1.24m)  
uPVC front entrance door and matching side panel, laminate flooring and one central heating radiator.

#### LOUNGE

10'11 x 18'4 (3.33m x 5.59m)  
With a wall-mounted electric fire, ceiling cove, laminate flooring and one central heating radiator.

#### KITCHEN

8' x 12' (2.44m x 3.66m)  
Fitted base and wall units incorporating contrasting worksurfaces with tiled splashbacks and a matching cupboard housing the concealed central heating boiler. Built-in fridge freezer, plumbing for an automatic washing machine, breakfast bar, a built-in storage cupboard, one central heating radiator and uPVC rear entrance door.

#### BEDROOM 1

11'11 x 9'10 (3.63m x 3.00m)  
With one central heating radiator.

#### BEDROOM 2

10'4 x 12' narrowing to 9'10 (3.15m x 3.66m narrowing to 3.00m)  
With a pleasant view over the rear garden and one central heating radiator.

#### BATHROOM/WC

5'6 x 6' (1.68m x 1.83m)  
With a three piece suite comprising panelled bath with hand shower, rain shower above and glass screen, pedestal wash basin, low level WC and a ladder towel radiator.

#### OUTSIDE

The property sits behind a mature hedgerow with a pleasant foregarden and there is a concreted parking drive and a single garage located past the bungalow.

To the rear is an attractive garden which is well-stocked with a number of trees and shrubs. There is also a timber built garden store and a greenhouse.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band C.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



Total area: approx. 60.5 sq. metres (651.4 sq. feet)