





The Property Specialists

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4 East Park, Leven HU17 5NQ
Offers in the region of £159,950

- Two bedroom bungalow • Popular village location
- Lovley west facing • Dining Kitchen garden
- Lounge with electric fire • Modern shower room
- Private drive & garage • Energy Rating - tbc

Enjoying a popular village location, this two bedroomed bungalow offers well-presented single level accommodation with parking drive, garage and a particularly well secluded West facing rear garden.

LOCATION

The bungalow is located in a quiet location on East Park, which is off East Street in the centre of the village.

Leven itself is a small but steadily growing residential/commuter village which has a current parish population of over 1,800. 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 primary school, two Public Houses, and a sports / social club to name but a few of the local amenities.

ACCOMMODATION

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

LOUNGE

11'10" x 15'7" (3.61m x 4.75m)
With an electric fire set on a marble hearth with marble surround and inset, bow window to the front, ceiling cove and two central heating radiators.

DINING KITCHEN

9'5" x 11'9" (2.87m x 3.58m)
With a good range of base and wall units incorporating contrasting work surfaces with an inset sink unit, tiled splashbacks, a cupboard housing a concealed Worcester combi-boiler, plumbing for an automatic washing machine, built-in oven and split-level gas hob with cooker hood over, tiled splashbacks and one central heating radiator.

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.

INNER HALL

Access hatch leading to the roof space and doorways to:

BEDROOM 1 (REAR)

11'9" x 12' (3.58m x 3.66m)
With wardrobes, matching drawers and bedside tables and one central heating radiator.

BEDROOM 2 (REAR)

8' x 8'1" (2.44m x 2.46m)
With fitted wardrobes incorporating top storage cupboards, uPVC double French doors to the rear garden and one central heating radiator.

SHOWER ROOM/W.C.

4'8" x 6'2" (1.42m x 1.88m)
With a modern suite comprising a corner shower with electric instant shower over, vanity unit housing the wash hand basin and concealed cistern/w.c., full height tiling to the walls and a ladder towel radiator.

OUTSIDE

The property fronts onto an ornamental fore garden with a parking drive leading along the side of the bungalow where there is also an outside cold water tap. There is also a single garage 9'10" x 16'6" with up-and-over main door, side personal door, power and light laid on.

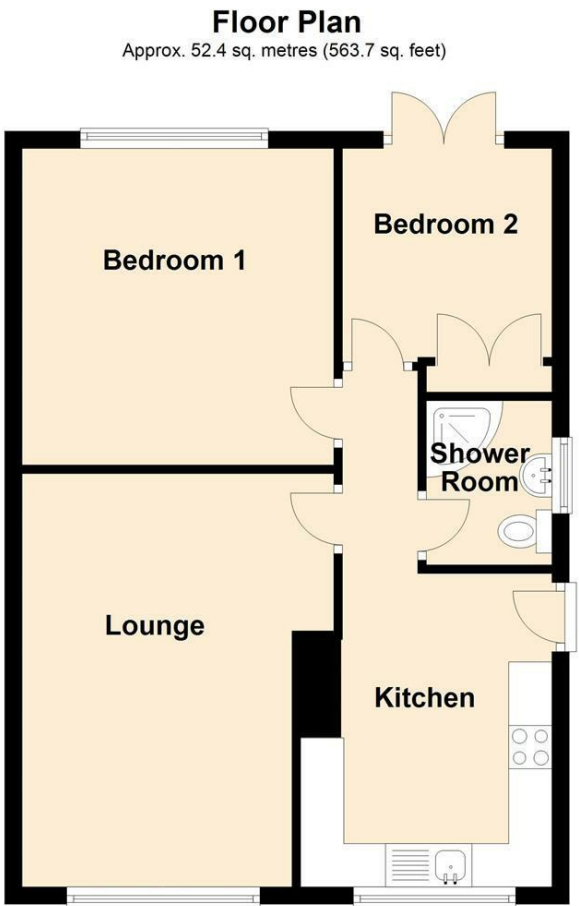
To the rear is an attractive garden with a paved patio and lawn beyond with mature borders. The rear garden enjoys a great deal of seclusion along with a Westerly aspect.

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 B.



Total area: approx. 52.4 sq. metres (563.7 sq. feet)