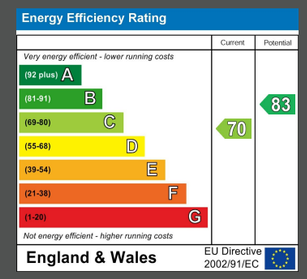
Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net



51 High Stile, Leven, East Yorkshire, HU17 5NL

Offers in the region of £319,950

- Large plot with spacious bungalow.
- Convenient for doctors surgery and amenities.
- Flexibility of layout.
- Sort after East Yorkshire village.
- Council Tax Band C
- No onward chain - vacant posession.
- Extensive parking plus large garage.
- Modern fitted kitchen.
- EPC Rating - C

Rarely available, a superb spacious bungalow situated on a very generous sized plot with well proportioned gardens to both front and rear and offered to the market with no onward chain. Having the flexibility of two ground floor bedrooms in addition to a first floor bedroom, the property also has the potential to extend further into the loft space. Situated conveniently close to the amenities of this sort after East Yorkshire wolds village, the property benefits from a modern fitted kitchen, well proportioned living room and separate dining room. With extensive parking and a large garage and greenhouse, viewing is highly recommended.

LOCATION
The property is located on High Stile relatively close to the doctors surgery and the centre of this much sort after 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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
With UPVc front door with stain glass panel, storage/cloak cupboard and stairs to the first floor accommodation.

LIVING ROOM
19'4" x 13'10"
A very well proportioned room with a light and bright feel courtesy of its windows to both front and side aspect. A stone fireplace houses an electric fire. Double timber glass paneled doors open into the dining room.

DINING ROOM
9'4" x 7'11"
Open plan from the kitchen

KITCHEN
17'8" x 15'4" max
Of an L shape the kitchen offers as very generous range of modern wall and base storage units with laminate work surfaces and matching upstand. Four ring stainless steel gas hob with modern stainless steel canopy extractor over and glass splashback. Composite sink and drainer, integrated oven, grill and fridge freezer, space and plumbing for a washing machine, integral dishwasher, two windows overlooking the rear garden and a UPVc glass paneled door providing access onto the patio area.

BEDROOM 1
11'2" x 10'5"
Window to front elevation, range of modern fitted wardrobes.

BEDROOM 2
9'5" x 7'11"
Window to rear elevation, fitted wardrobes.

SHOWER ROOM
6'2" x 5'4"
With a three piece sanitary suite comprising corner shower enclosure, vanity hand wash basin, closed couple WC, tiled walls and window to rear elevation.

FIRST FLOOR ACCOMMODATION

LANDING
Velux window. The loft conversion was carried out a significant time ago and probably pre-dates modern building regulations and planning control.
Access to the remaining loft space which potentially is ripe for conversion subject to the necessary permissions.

BEDROOM 3
11'3" x 10'2"
Window to front elevation and cupboards.

OUTSIDE

GARAGE
23'7" x 10'
A large concrete sectional garage with up-and-over door, supplied with light and power and with courtesy door from the rear garden.

GARDEN
The property has a generous sized garden to the front, the bungalow being set close to the middle of this very spacious plot. The front garden is largely lawned with a mature hedge forming the front boundary. A brick set drive provides access down the side of the property and provides parking for several vehicles. Direct access is gained off the driveway into the rear garden. The rear garden, again, is spacious for a property of this type and with a central lawn, patio area adjacent to the bungalow, greenhouse, mature hedge boundaries with a number of ornamental shrubs and trees and wide and well stocked flower borders.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

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

Total area: approx. 99.8 sq. metres (1073.9 sq. feet)