

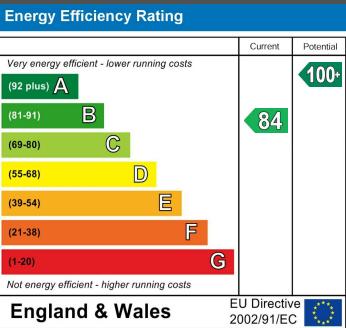


# Quick & Clarke

PROPERTY SPECIALISTS

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15 Warren Drive, Leven, HU17 5PD  
Offers in the region of £355,000



- Better than new!
- Built to a high specification with a host of extras
- Upgraded kitchen
- Well secluded garden to rear
- Driveway & garage

## LOCATION

This property is located towards the end of a pleasant varied cul-de-sac which leads from Rosedale off High Stile within the popular village of Leven.

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 enjoys a host of high quality upgrades with LVT flooring, solid oak internal doors to the ground floor accommodation, upgraded kitchen with quartz worktops, fitted wardrobes to all bedrooms.

The property has mains gas central heating via hot water radiators with a two zone Hive controlled system, underfloor heating to the garden room, a burglar alarm, UPVC double glazing and is arranged on two floors as follows:

## ENTRANCE HALL

6'2" x 7'5"

With composite front entrance door, stairs leading off, LVT flooring and one central heating radiator.

## CLOAKS/W.C.

With a vanity unit housing the wash hand basin, low level W.C., LVT flooring and one central heating radiator.

## LOUNGE

10'7" x 18'1"

With a marble hearth and conglomerate surround and mantle incorporating an inset remote controlled electric fire with flame effect and multi-light options, LVT flooring, double French doors leading to the garden room and two column radiators.

- Extended with a super garden room
- Built in wardrobes
- En-Suite to master
- West facing to Rear
- Energy Rating - B

## GARDEN ROOM

17'6" x 10'4"

With double glazed windows overlooking the rear garden and enjoying a Westerly aspect, a large central roof lantern to the ceiling along with downlighting, TV point, ceramic tile floor covering, underfloor heating, sliding patio door with matching full height picture window to the garden and a UPVC personal side entrance door.

## DINING KITCHEN

9'9" x 18'1"

With an excellent range of fitted base and wall units incorporating contrasting Quartz worksurfaces with matching splashbacks and an inset ceramic sink, built in oven with microwave oven above, split level hob with cooker hood over, integrated dishwasher, integrated fridge freezer and tv point. There is an extensive range of deep drawers, along with additional storage cupboards and a matching breakfast bar again with stunning Quartz worksurfaces, LVT flooring and one central heating radiator.

## UTILITY ROOM

6'2" x 5'

With fitted base and wall units matching those of the kitchen with Quartz worksurfaces and matching splashbacks, a full height larder style pull out unit with a deep built in understairs cupboard leading off and incorporating a power point where a condensing tumble dryer could be fitted. There is also LVT flooring, one central heating radiator and a UPVC door leading to the garden room.

## FIRST FLOOR

### LANDING

Which is part galleried with one central heating radiator. Access hatch leading to the roof space which incorporates a folding loft ladder and is part boarded.

## MASTER BEDROOM (REAR)

9'7" x 13'10"

With full height fitted wardrobes to one wall incorporating sliding fronts and one central heating radiator.

## EN-SUITE SHOWER ROOM

9'7" x 5'10" overall

With a large independent shower cubicle, vanity unit housing the wash hand basin with tiled splashback, low level W.C., downlighting to the ceiling, laminate flooring and a ladder towel radiator.

## BEDROOM 2 (FRONT)

10'8" x 9'

Incorporating fitted wardrobes with full height sliding fronts and one central heating radiator.

## BEDROOM 3 (REAR)

9'7" x 13'10"

With full height fitted wardrobes along one wall incorporating sliding fronts, tv point and one central heating radiator.

## BATHROOM/W.C.

6'5" x 5'6"

Comprising of a panelled bath with mixer taps and hand shower over and screen above, vanity unit housing the wash hand basin, low level W.C., laminate flooring, downlighting to the ceiling and a ladder towel radiator.

## OUTSIDE

The property enjoys an end of cul-de-sac location with low maintenance foregarden and a long block paved parking drive leads along the side of the property to meet a semi-detached single garage which incorporates an automated roller main door, side personal door, power and light laid on.

To the rear is a particularly well secluded professionally landscaped garden with easy to maintain surfaces incorporating large paved patio areas, central gravelled area with electric water feature, along with attractive planting to now nicely maturing boarders. The rear garden also enjoys a Westerly aspect.

## TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

## COUNCIL TAX BAND

The council tax band for this property is band C.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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