



6 Damson Close, Leven, Beverley, East Yorkshire, HU17 5AF

LEONARDS

SINCE 1884

- Built to an exacting specification by Peter Ward Homes
- Superb kitchen/Dining/Day Room with Integrated Appliances
- GSHS - Double Glazing

• VIEWING IS A MUST TO APPRECIATE THE MARVELOUS HOME

- Outstanding Detached Three Bedroom House
- Utility - Cloakroom/ WC
- Pretty Private South Facing Rear Garden - Driveway Providing Adequate Parking

- Fantastic Living Accommodation
- House Bathroom & En-suite to Master Bedroom
- Alarmed & Electric Car Charging Point

Built to an exacting specification by Peter Ward Homes and forming part of their Leven development. We offer for inspection this exceptional detached family residence popularly known as the "Wansford design" This delightful detached house offers a perfect blend of comfort and modern living with three bedrooms this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The house boasts a family bathroom & en-suite shower room to the master bedroom ensuring convenience for all occupants. This thoughtful layout enhances the functionality of the home comprising entrance hallway, exceptional dining kitchen overlooking the south facing rear garden, utility, cloakroom/wc. Gas central heating system with 1st and 2nd floor zoned heating, double glazing, driveway that provides parking. The property is designed to cater to the needs of contemporary living while maintaining a sense of homeliness.

Asking Price £265,000



Location

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.

Entrance Hallway

A lovely entrance into this room having staircase leading to the first floor accommodation. Double glazed window to the side elevation. Radiator.

Sitting Room

17'3" x 12'10" into bay window (5.26m x 3.91m into bay window)

A lovey bright room having double glazed bay window to the front elevation. Understairs cupboard that provides storage. Radiator.

Kitchen/Dining Room/ Day room

16'8" max x 16'3" (5.09m max x 4.96m)

The stunning kitchen is the heart of the home, which has been fitted with an extensive range of units complimented by matching work preparation areas over, sink unit with mixer tap. Appliances include oven,hob, extractor hood, fridge freezer and dishwasher. There are double glazed windows to two sides with double glazed french doors overlooking the patio and pretty south facing rear garden. Double glazed door and window to side elevation, radiator.

Utility

This area we feel is most practical and workable which has been fitted with a base unit, work areas over. Plumbing for washing machine.

Cloakroom

Fitted with a two piece suite comprising low level wc, wash hand basin. Double glazed window to the side elevation. Radiator.

First Floor Landing

This area we found to be most spacious having doors which lead of into the individual rooms. Cupboard that provides ample storage also housing the gas central heating boiler.

Master Bedroom

13'1" x 13'0" max (4.00m x 3.98m max)

The focal point to this room we feel is the half paneling that adds depth and texture to the wall. Double window to the front elevation. Radiator.

En-Suite Shower Room

8'0" max x 5'7" (2.45m max x 1.72m)

Fitted with a three piece suite comprising spacious shower cubicle, low level wc, wash hand basin. Double glazed window to the front elevation. Radiator.



Bedroom Two/ Guest Room

11'1" x 9'3" (3.38m x 2.83m)

Having double glazed window to the rear elevation. Radiator.

Bedroom Three

11'1" x 6'8" (3.39m x 2.05m)

Having double glazed window to the rear elevation. Radiator.

Family Bathroom

7'5" x 5'6" (2.28m x 1.69m)

Fitted with a three price suite comprising panelled bath with shower attachment over, shower screen, wash hand basin, low level wc. Stylish tiling to most walls. Double glazed window to the side elevation. Radiator.

Outside

The garden area to the front of this property is graveled, whilst to the rear the pretty south facing gardens have been laid to lawn with plants and shrubs. There is also a attractive paved patio/ sitting area. The Driveway to the side of the property provides adequate parking. The property is fitted with an alarm system and has an electric car charger point. All complementing a super property.

Energy Performance Certificate

The current energy rating on the property is B (83).

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number LEV111006000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings

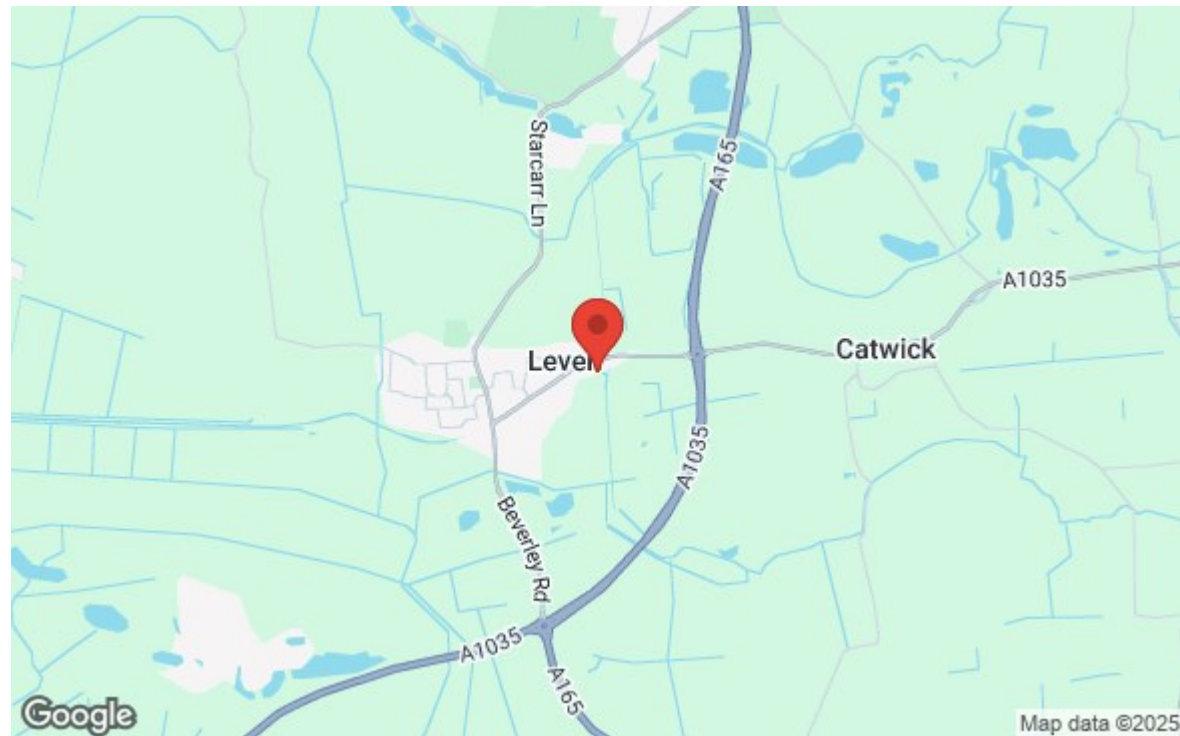
Strictly through the sole agents Leonards 01482 375212/01482 330777

Tenure

The tenure of this property is Freehold.

Personal Interest Declaration

Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an relative employee of Leonards.







Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

6 Damson Close, Leven

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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