

Mallard Avenue, Leven Beverley HU17 5NA



### welcome to

## Mallard Avenue, Leven Beverley

A 3 bedroom bungalow situated in a cul de sac and offering lots of potential.













A three bedroom detached bungalow in the popular village of Leven, situated in a cul de sac. The bungalow comprises of entrance hall, kitchen, utility room, dining room, lounge, cloakroom, three bedrooms - master with ensuite and family bathroom. Ample parking to the front as well as a garage and good sized rear garden. The bungalow offers lots of potential. Viewing is recommended.

#### **Entrance Hall**

With entrance door, storage heaters and access to loft which is partially boarded and has retractable ladder.

#### Cloakroom

With wash hand basin and wc. Double glazed window to the front.

#### Kitchen

9' 2" x 8' 6" ( 2.79m x 2.59m ) Comprising a range of wall and base units incorporating a 1 1/2 sink unit with splash back tiling, electric oven and electric hob with extractor fan over. Plumbing for a dishwasher. Double glazed window to the front and storage heater.

#### Lounge

18' 2" x 11' 6" ( 5.54m x 3.51m ) With patio doors to the rear overlooking the garden, double doors to the dining room and storage heaters.

#### **Dining Room**

9' 3" x 9 2" ( 2.82m x 2.79m ) With double doors leading to the lounge, double glazed patio door to the rear patio area and storage heater.

#### **Utility Room**

6' 1" x 5' 8" ( 1.85m x 1.73m ) Comprising sink unit, plumbing for a washing machine and side entrance door.

#### **Bedroom One**

15' 7" x 13' ( $4.75m \times 3.96m$ ) With double glazed window to the rear, fitted wardrobes and storage heater.

#### Ensuite

Comprising shower, vanity wash hand basin, wc, electric fan heater and double glazed window to the rear.

#### Bedroom Two

9' 4" x 7' 8" ( 2.84m x 2.34m ) With double glazed window to the front and fitted wardrobes.

#### **Bedroom Three**

 $8^{\prime}\,$  x 6  $^{\prime}$  3" ( 2.44m x 1.91m ) With double glazed window to the front and electric panel heater.

#### Bathroom

Comprising bath with shower over, wash hand basin and sink. Electric heater and hot water cylinder. Partial tiling to the walls. Double glazed window to the side.

#### Front Garden

The front garden is block paved with a driveway and gravel area.

#### Rear Garden

The rear garden is laid to lawn with established borders. Patio area and gate leads to a wildlife garden with trees.

#### Garage

Located in a block of three, the garage has power and light.





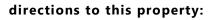
#### welcome to

## Mallard Avenue, Leven Beverley

- A 3 bedroom detached bungalow
- Good sized gardens
- Master bedroom with ensuite
- Two reception rooms and lots of potential
- Council Tax Band D

Tenure: Freehold EPC Rating: E

# £260,000



See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



view this property online williamhbrown.co.uk/Property/BEV106083



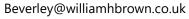
Property Ref: BEV106083 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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## william h brown









5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP

Please note the marker reflects the

postcode not the actual property

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Parade

Map data ©2024

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