



**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 x 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' x 6' 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.



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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**



### directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106083 - 0009

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