



East Street, Leven, Beverley HU17 5NG

Welcome to

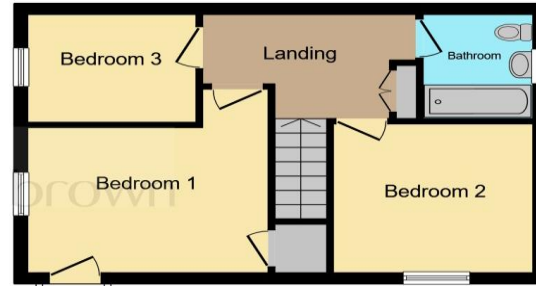
East Street, Leven Beverley

Modern-style three-bedroom semi-detached family home on generous gardens, being south-facing to the rear.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Access via double-glazed side access door with double-glazed window to the side aspect. Radiator and stairs to the first floor.

Lounge

16' into recess x 11' 9" max (4.88m into recess x 3.58m max)

Double-glazed bay window to front aspect with a further double-glazed window to side aspect. Feature log burner standing in a recess with timber mantel. Open shelving to the alcove and a radiator.

Dining-Kitchen

16' 10" max x 10' max narrowing to 6' 5" max (5.13m max x 3.05m max narrowing to 1.96m max)

Twin double-glazed windows to the rear aspect and double-glazed rear entrance door to the garden. Range of modern wall and base units with contrasting work surfacing with tile splashback surrounds. Incorporated bowl sink unit and electric cooker point with hood over. Plumbing for automatic washing machine and integrated dishwasher (dishwasher included in sale). Laminate flooring and access to understairs storage cupboard and radiator.

Landing

Built-in wardrobe/storage cupboard and loft access.

Bedroom 1

12' 1" max x 9' +door access (3.68m max x 2.74m +door access)

Double-glazed window to front aspect, built-in over-stair wardrobe and radiator.

Bedroom 2

9' 9" max x 9' 1" max (2.97m max x 2.77m max)

Double-glazed window to the rear aspect and radiator.

Bedroom 3

8' 5" max x 6' 6" max (2.57m max x 1.98m max)

Double-glazed window to the front aspect and radiator.

Bathroom

Double-glazed window to the rear aspect. Part-tiled walls and bath with shower over, pedestal wash hand basin and WC. Extractor fan and heated towel radiator.

Outside

Front: Generous garden area with side driveway with access to the garage.

Rear: Paved patio area to a gravelled pathway, with lawn, raised borders, and fenced boundaries.

Garage: 16.4 x 7.7 Features up-and-over door to front aspect. Double-glazed side entrance door, lights and power points provided.

Separate to the rear of the garage is a further brick store, beyond which is a workshop - 7.7 x 6.5 - which has double-glazed window to the side aspect, light, and power points.

Please Note

The property has planning permission for a single storey side extension which was approved May 2024. Please contact the branch for further details.

Welcome to

East Street, Leven Beverley

- Modern three-bedroom semi-detached house
- Generous gardens and driveway with garage
- Well-presented accommodation
- Central village position
- Planning permission for extension granted May 2024
- Council Tax Band B

Tenure: Freehold EPC Rating: D

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV106796](https://www.williamhbrown.co.uk/Property/BEV106796)



Property Ref:
BEV106796 - 0006

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Directions to this property:

Please see map below for more information. For further enquiries please contact the Beverley branch on 01482 880488.



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