



**Victoria Croft, Leven, Beverley HU17 5AB**



**Welcome to**

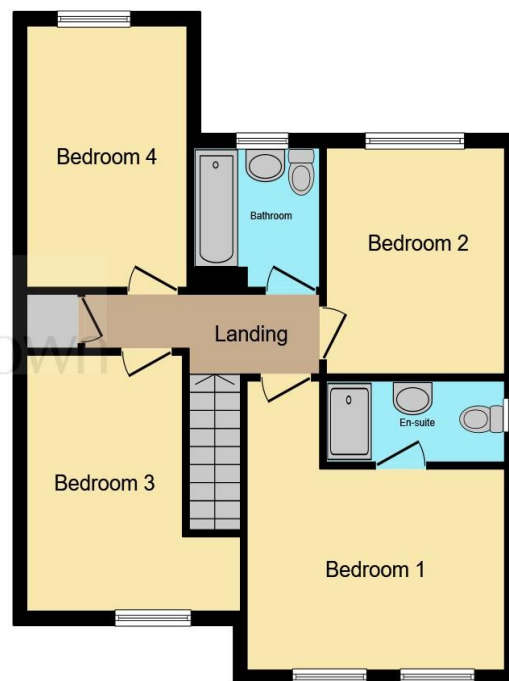
**Victoria Croft, Leven Beverley**

Having the remainder of the tenure NHBC guarantee, this superb four-bedroom semi-detached family home is situated at the head of a pleasant cul-de-sac within the sought-after village of Leven offering lounge and full-width living/dining/kitchen to the rear elevation.





**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](http://www.focalagent.com)

## Entrance Hall

## Downstairs Cloakroom/Wc

## Full-Width Dining/Kitchen

24' 5" x 10' 9" extending to 16' 3" ( 7.44m x 3.28m extending to 4.95m )

## Utility Room

8' 1" x 5' 3" ( 2.46m x 1.60m )

## Lounge

13' 6" x 13' 3" ( 4.11m x 4.04m )

## Landing

## Bedroom 1

13' 3" x 10' 1" + door entrance area ( 4.04m x 3.07m + door entrance area )

## En Suite Shower Room

## Bedroom 2

10' 9" x 9' ( 3.28m x 2.74m )

## Bedroom 3

12' 4" x 8' 1" ( 3.76m x 2.46m )

## Bedroom 4

11' 4" narrowing to 10' 7" x 7' 2" ( 3.45m narrowing to 3.23m x 2.18m )

## Bathroom

## Outside

To the front of the property is an open plan forecourt garden with private side drive. To the rear of the property is an enclosed garden of good proportion with an open aspect.

## Garage

17' 8" x 10' 2" ( 5.38m x 3.10m )  
Brick constructed garage.

## Welcome to

### Victoria Croft, Leven Beverley

- Spacious four-bedroom living accommodation
- Quiet cul-de-sac location
- Full-width living/dining/kitchen
- 
- 

Tenure: Freehold EPC Rating: B

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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