

The Vineyards, Leven, Beverley, HU17 5LD

## Welcome to

# The Vineyards, Leven, Beverley

A rarely available detached true bungalow in a quiet cul-de-sac in Leven, offering two double bedrooms, spacious living areas, conservatory, generous wrap-around gardens, and garage with side drive.















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**

### Lounge

14' 3" x 10' 8" ( 4.34m x 3.25m )

### **Dining Room**

9' 5" x 7' 9" ( 2.87m x 2.36m )

### Conservatory

8' 3" x 6' 3" ( 2.51m x 1.91m )

#### Kitchen

10' 8" x 7' 7" ( 3.25m x 2.31m )

#### **Bedroom One**

11' 3" x 10' 9" ( 3.43m x 3.28m )

#### **Bedroom Two**

 $9' \times 7' 6"$  plus wardrobes (  $2.74m \times 2.29m$  plus wardrobes )

#### **Bathroom**

#### Outside

To the front of the bungalow is an open plan garden area with side drive giving access to the garage.

To the side and south facing rear is a further established garden with paved patio to a mainly lawned garden with fence and conifer hedge surrounds.

## **Detached Garage**

18' 4" x 9' (5.59m x 2.74m) With electrically operated up and over door, light and power and window to the side aspect.

#### Welcome to

### The Vineyards, Leven Beverley

- Rarely available detached true bungalow in quiet cul-de-sac
- Two double bedrooms, spacious lounge, dining room, and conservatory
- Wrap-around gardens with private driveway and detached garage
- Sought-after village location with excellent road links to Hull, Beverley & the coast
- Ideal for downsizers, retirees or those seeking a peaceful setting

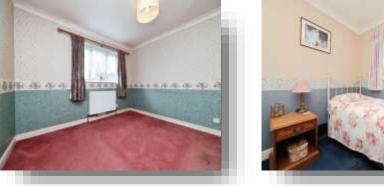
Tenure: Freehold EPC Rating: D Council Tax Band: C

offers over

£230,000

## Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BEV107173



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