



Rosedale, Leven Beverley HU17 5NE

welcome to

Rosedale, Leven Beverley

Hidden away from the road lies this five bedroom detached house which offers good sized versatile accommodation which has been well maintained and improved by the present owners. Offered for sale with No Onward Chain.



Reception Hall

With double glazed entrance door with double glazed side panels. Wood grain effect flooring, open shelved storage areas, twin radiators, coved ceiling and access to an understairs storage cupboard.

Lounge

21' 3" plus bay window x 12' 9" (6.48m plus bay window x 3.89m)

With double glazed bay window to the front aspect together with double glazed french doors giving access to the gardens. Feature fireplace with cast iron inset and open flue. 4 radiators, dado rails to the walls and coved ceiling.

Sitting Room

16' plus bay window x 11' 3" (4.88m plus bay window x 3.43m)

With double glazed bay window to the front, twin radiators and coved ceiling.

Dining Room/office

20' 4" x 6' 4" (6.20m x 1.93m)

With double glazed window to the side aspect, wall light points, radiator and coved ceiling.

Breakfast Kitchen

28' into bay window x 11' 3" (8.53m into bay window x 3.43m)

Having three double glazed windows to the rear together with french doors giving access to the sun lounge, Range of shaker style base and wall units, worksurfacing, tiled splash back and incorporating an enamel 1 1/2 bowl sink. Feature island unit providing breakfast bar area together with an open brick feature with recess and timber mantle over which houses the range style duel fuel cooker. Integrated microwave oven, dishwasher and wine cooler. Housing for an American styled fridge/freezer with wine rack over. There are twin radiators and off the breakfast kitchen is a very useful walk-in shelved pantry.

Utility Room

12' 3" x 6' 4" (3.73m x 1.93m)

With a double glazed window to the rear aspect, base and wall units with worksurfacing and tiled splash back. Plumbing for an automatic washing machine, space for a tumble dryer, wall mounted gas central heating boiler and glazed rear entrance

door.

Cloakroom

With double glazed window to the side aspect, radiator, wash hand basin and wc.

Sun Lounge

17' 7" x 6' 1" (5.36m x 1.85m)

With double glazed windows to the rear and side aspects, tiled floor, radiator, wall light points, timber panelled ceiling and double glazed french doors to the rear garden.

1st Floor Accommodation

Galleried Landing

With double glazed window to the rear aspect, radiator and coved ceiling.

Bedroom One

Accessed via the dressing area

Dressing Area

With a range of floor to ceiling built in wardrobes and arched access to the master bedroom.

Bedroom Area

13' 3" x 11' 3" including wardrobes (4.04m x 3.43m including wardrobes)

With double glazed windows to the rear and side aspects and radiator. Further range of floor to ceiling built in wardrobes together with matching dressing table unit and bedside cabinets.

Ensuite Shower Room

Double glazed window to the side aspect, full height tiled walls, extractor fan, heated towel radiator, shwer cubicle, vanity sink and wc.

Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m)

With double glazed window to the front aspect and radiator.

Bedroom Three

12' 9" x 8' 9" plus wardrobes (3.89m x 2.67m plus wardrobes)

With twin double glazed windows to the rear aspect, radiator and built in wardrobes.

Bedroom Four

12' 9" x 10' plus wardrobes (3.89m x 3.05m plus wardrobes)

With double glazed window to the front aspect and radiator, access to loft and built in wardrobes.

Bedroom Five/office

6' 8" x 6' 6" (2.03m x 1.98m)

With double glazed window to the front and radiator.

Bathroom

11' 3" x 5' 9" (3.43m x 1.75m)

With a double glazed window to the side aspect, full height tiled walls, extractor fan, heated towel radiator, airing cupboard off with hot water tank. Panelled Jacuzzi bath, separate shower cubicle, pedestal wash hand basin and wc.

Outside

To the front of the property a timber gate gives access to a brick set driveway providing ample off-street parking for several vehicles.

The private mature rear gardens are a particular feature of the house with a south facing aspect and having a York stone paved patio with steps down to the shaped lawned garden which boasts established borders incorporating mature trees including fir and monkey puzzle trees. Set beyond a timber arch is an artificial lawned area with fenced surround.

Outbuildings

Original brick constructed detached double garage with twin up and over doors which has been converted by the present owners to provide a superb outside amenity presently used as a gym. In the agent's opinion this area could be used for a variety of uses including a studio or separate office. Within this conversion with access from the up and over door is a substantial storage area. The gym area measures 17'7 x 17'6" narrowing to 8'8.

Entertainment Area

Set within the rear garden is a timber constructed covered barbecue area with an adjoining bar.



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Rosedale, Leven Beverley

- Good sized 5 bedroom detached house
- Versatile accommodation with a double garage converted into a gym
- Generous south facing garden with elevated terraced area, borders & pond
- Gated driveway providing plenty of parking to the front
- Council Tax Band F

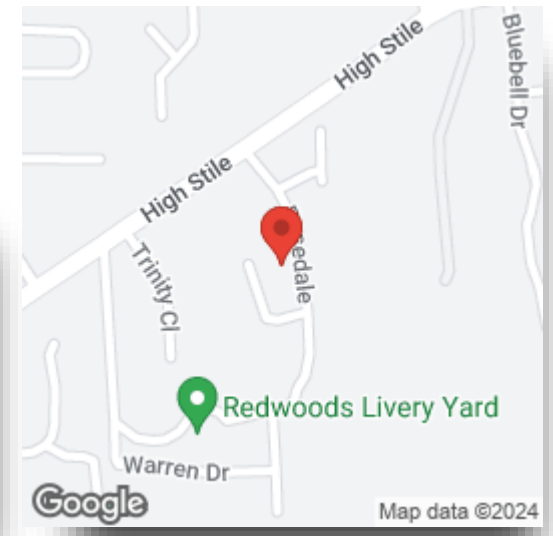
Tenure: Freehold EPC Rating: D

£440,000



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:
BEV106357 - 0011

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