



64a Westlands Way, Leven, Beverley, East Yorkshire, HU17 5LG

- Two Bedroom Mid Terrace Town House
- Entrance Hall with Stairs off
- Dining Kitchen with Some Appliances
- Bathroom with Shower Over the Bath
- Two Rear Parking Spaces
- Offered For Sale with No Forward Chain
- Front Facing Lounge with Electric Fire
- Two First Floor Bedrooms
- Front and Rear Garden Areas
- Gas Central Heating and Double Glazing

Offers Over £150,000



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Two bedroom mid terrace town house, offered for sale with No Forward Chain. Ideally suited to the first time buyer, this super home comprises:- Entrance hall with stairs leading off, front facing lounge with electric fire, dining kitchen with some built in appliances, first floor with two bedrooms and a bathroom with shower over the bath. Front and rear garden areas. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Leven is a small but steadily growing village which has a friendly community feel. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Radiator. Access into:

Lounge

3.84m x 3.41m (12' 7" x 11' 2")

Window to the front elevation. Fire surround with electric fire. Radiator.

Dining Kitchen

2.56m x 4.41m (8' 5" x 14' 5")

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of oven, hob and hood. Integrated washing machine and fridge. Cupboard housing the gas fired central heating boiler. Two windows to the rear and rear entrance door. Radiator. Under stairs cupboard.

First Floor Landing

Access to rooms off.

Bedroom One

3.56m x 3.48m (11' 8" x 11' 5")

Two windows to the front elevation. Radiator. Cupboard.

Bedroom Two

2.92m x 2.46m (9' 7" x 8' 1")

Window to the rear elevation. Radiator.

Bathroom

1.95m x 1.84m (6' 5" x 6' 1")

Containing a three piece suite of bath with electric shower unit over with screen. Wash hand basin. WC. Window to the rear elevation. Radiator. Tiling to the walls.

Outside

There are garden areas to the front and rear. Two allocated car parking spaces located at the rear.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is C (70).



Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number LEV098064001. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

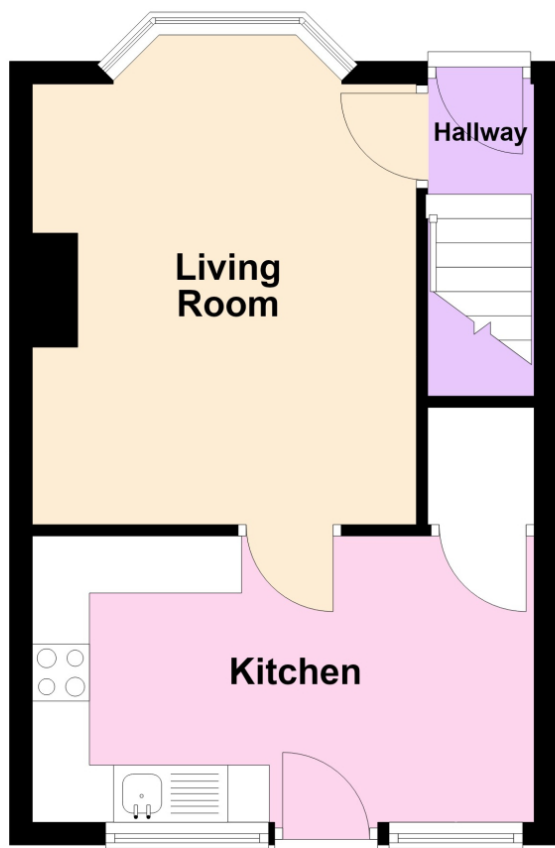
Strictly through the sole agents Leonards 01482 375212/01482 330777

Personal Interest Declaration

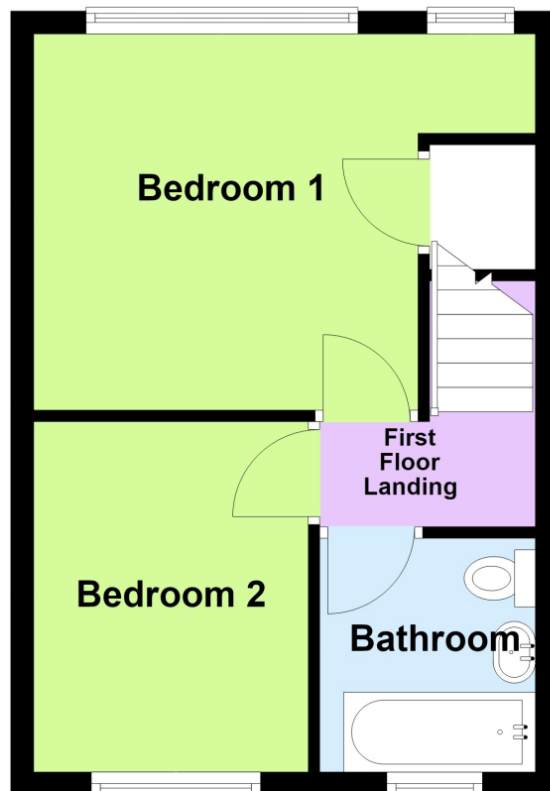
Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is related to employee of Leonards.



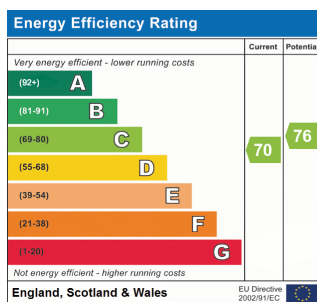
Ground Floor



First Floor



64a Westlands Way, Leven



Address: Westlands Way, Leven

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