

HEATING AND INSULATION
The property has gas-fired radiator central heating and extensive uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

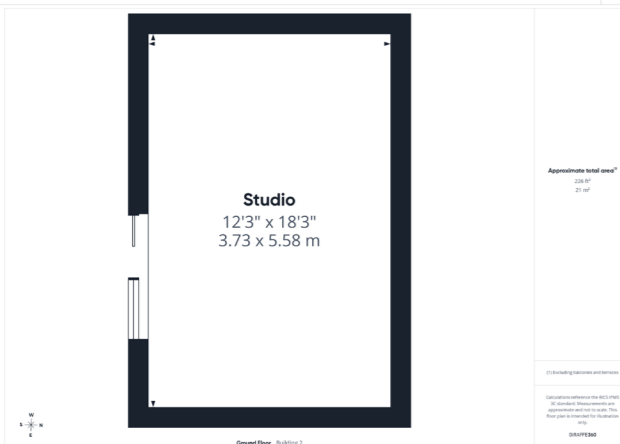
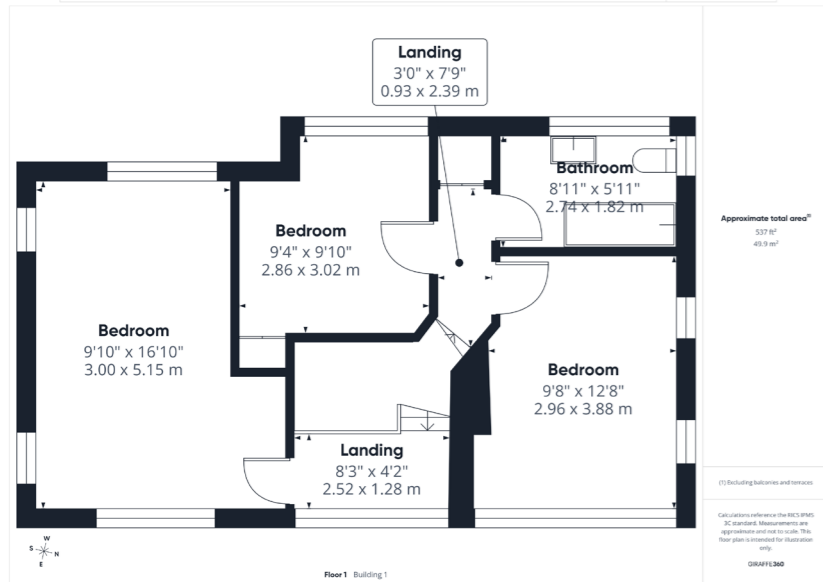
COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£295,000

**38 South Street,
Leven,
HU17 5NZ**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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To the first floor is an appealing split landing, 3 Double Bedrooms and a Bathroom. There is a driveway giving access to ample off street parking and leading to a double garage. To the rear of the house is the west facing largely lawned garden with a range of herbaceous plants in the raised bed that borders much of the garden. The garden also accommodates the studio room and a further largely glazed freestanding building.

This spacious property demands viewing to fully appreciate all that it offers with the added bonus of there being no forward chain. We also have a 360 degree tour available which will provide an excellent insight in the first instance.

LOCATION

The property is located on South Street in Leven, a highly regarded East Yorkshire village renowned for its extensive range of local amenities. South Street is effectively the village's main street but unlike many similar streets is not impacted overly by traffic given the highly effective bypass. Its location near the centre of the village means it is ideally situated for access to all that the village has to offer by way of amenities. These include a GP's surgery, pharmacy, primary school, 2 pubs, convenience store and post office, butcher's and hairdresser's. There is a regular bus service connecting to nearby Hornsea and Beverley together with good road access to both of these as well as Bridlington and Hull at a further distance.

ACCOMMODATION

- Entrance Hall - turn staircase to the first floor.
- Living Room - a spacious room with a fireplace and windows to the front and sides as well sliding patio doors to the conservatory.
- Conservatory - a spacious conservatory with uPVC double glazing to three sides and French doors giving access to the rear entrance porch.

Dining Room - with windows to the front and side, an ornamental fireplace and fitted display cabinet.

Kitchen - with a range of base and wall mounted fitted units, work surface, tiled splash backs, electric hob, electric double oven and window to the rear.

Rear Entrance Hall

WC Cloaks - low flush WC and window to the side.

Storage Cupboard - windows to the side and rear.

Rear Entrance Porch - a good size and uPVC double glazed to two sides with a door to the garden.

First Floor Landing - a split landing with a window to the front and a built-in cupboard.

Bedroom 1 - a good sized double bedroom with four windows across 3 aspects and a range of fitted bedroom furniture.

Bedroom 2 - a double bedroom with 3 windows across two aspects.

Bedroom 3 - a smaller double bedroom with a window to the rear and a built-in cupboard.

Bathroom - a good sized bathroom with windows to the side and rear. A 3 piece suite including low flush WC, wash hand basin and pedestal wash hand basin. Fully tiled walls.

Driveway & Garage - a metal gate gives access to the driveway which leads to a double garage with twin up-and-over doors, power and light and a courtesy door to the side. The driveway is gravelled and leads to a further spacious gravelled area to the front of the house which means there is lots of off street parking.

38 South Street, Leven, HU17 5NZ

DESCRIPTION

Occupying a prominent and good sized plot within this sought after East Yorkshire village, this three bedroomed detached house will attract significant interest. It has been a much loved family home for some time and is likely to require updating by many purchasers but as the property offers over 1300 sq ft of space within the house and sits on a plot of about 0.17 acres, it has plenty to offer. No forward chain so early viewing is advisable.

South Street is in effect the main street of Leven so this property sits in the heart of the village giving it great access to the many amenities it offers. The house is attractively set back from the road with the front of the plot providing lots of off street parking. The rear garden is west facing and very private. Within it is a studio building that might make a great home office, playroom or just provide useful storage space. A particular feature of the house is the natural light provided by the extensive range of windows, with a considerable number of rooms having windows to 2 or more aspects. The house benefits from gas-fired central heating and extensive uPVC double glazing. It briefly comprises: an Entrance Hall, spacious Living Room, Dining Room, large Conservatory, Kitchen, WC Cloaks and Rear Entrance Porch.



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