



West Street

Leven, Beverley

Guide Price £250,000 – £260,000

WIGWAM

West Street

- Guide price £250,000 – £260,000
- Newly renovated 3 bedroom semi-detached bungalow
- Close to the heart of Leven village
- Large kitchen diner with integrated appliances and French doors leading to a decked patio area
- Spacious living room with feature fireplace
- Secure grassed South-facing rear garden ideal for those with pets
- Ample off-street parking is provided by a single driveway and detached garage situated to the front of the property
- Available with no onward chain to facilitate a quick and easy move

A rare opportunity to acquire a fully renovated and remodelled home in the desirable Leven Village.

The property is thoughtfully designed and finished to a high standard, blending modern finishes with practical living space. The large kitchen-diner is truly the heart of the home, boasting contemporary integrated appliances and ample space for entertaining family and friends. French doors open directly onto the patio, seamlessly connecting indoor and outdoor living for entertaining or relaxing. The spacious living room is flooded with natural light and features an attractive fireplace, creating a warm and inviting atmosphere for cosy evenings.



All three bedrooms are well-proportioned and tastefully decorated, offering peace and privacy for every member of the household. The property is ready to move into and enjoy, and is offered with no onward chain, making it the perfect choice for buyers seeking a smooth transition into their new home.

The outside space is south-facing and equally impressive, providing both practicality and comfort. The decked patio area, accessed directly from the kitchen diner, is perfect for al fresco dining and enjoying the sun throughout the day. The secure, grassed area is ideal for those with pets, or for those who value quiet and secluded outdoor space, offering a safe area for children to play or for summer gatherings with friends.

To the front of the property, ample off-street parking is provided by a single driveway, which leads to a single detached garage situated to the side of the bungalow. This additional storage and parking solution is a valuable bonus for homeowners with multiple vehicles or those in need of extra space. Located within easy reach of local amenities, schools, and transport links to both Beverley and the Coast, this home combines the best of village living with modern convenience.

Viewing is strongly recommended to fully appreciate the quality and potential of this outstanding bungalow.





Kitchen

Base and wall units with integrated oven and grill, induction hob with extractor fan, sink and tap, radiator, rear door, window and French doors leading to patio area.

Living room

With carpet, radiator, fire place and large window.

Bedroom 1

With carpet, radiator and large window.

Bedroom 2

With carpet, radiator and window.

Bathroom

With laminate flooring, shower cubicle, towel radiator, toilet, sink base unit, bath with shower attachment and two windows.

Bedroom 3

With carpet, radiator and window.

Garden

South-facing rear garden with decked patio area.

Garage

A single detached garage to the side of the property.

Driveway

A single detached driveway is positioned in front of the garage.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk