

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£329,950

12 Damson Close,
Leven,
HU17 5AF

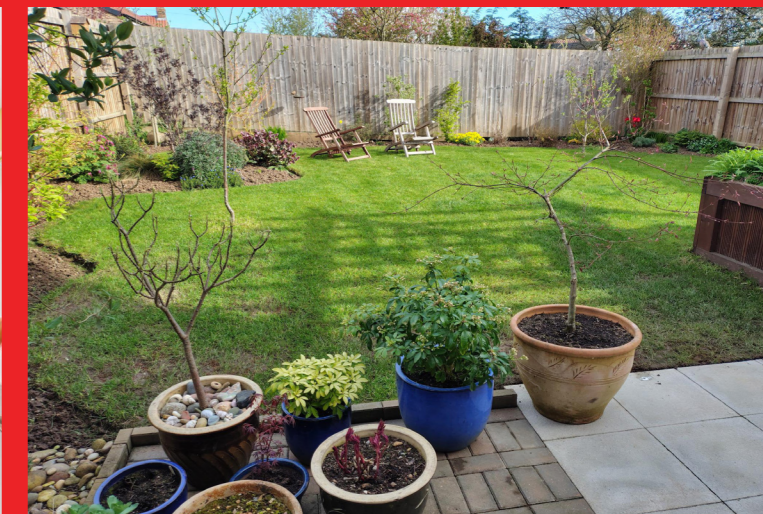
HEATING AND INSULATION
The property has gas-fired radiator central heating and double glazing.

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.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Completed in 2022, this modern family home is in excellent condition and still has some years left of its NHBC guarantee. Peter Ward Homes are always sought after and the Old Millers Rise development is an attractive scheme on the eastern edge of this East Yorkshire village. Damson Close's position towards the entrance to the estate means accessing all the amenities that Leven has to offer is that little bit more convenient. The property benefits from gas fired central heating and double glazing which contribute to its excellent B rating on the EPC. The accommodation briefly comprises: an Entrance Hall, Living room with bay window to the front, a spacious L-shaped fitted Dining Kitchen with a range of fitted appliances, Utility Room and WC Cloaks. To the first floor is a Master Bedroom with an En Suite Shower Room, 3 further Double Bedrooms and a House Bathroom. There are open plan gardens to the front of the property and a block paved double driveway leads to an integral garage. To the rear are well maintained gardens that are of a good size for an estate property.

Utility Room - work surface, base level unit and door to the side.

WC Cloaks - low flush WC, pedestal wash hand basin and window to the rear.

First Floor Landing

Master Bedroom - a good sized double bedroom with two windows to the rear.

En Suite Shower Room - a three piece suite comprising shower unit, low flush WC and wash hand basin. Window to the side.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - a double bedroom with a window to the rear

Bedroom 4 - a double bedroom with a window to the front.

Bathroom - a three piece suite comprising panelled bath with shower over and swing shower screen, low flush WC and wash hand basin. Window to the side.

Driveway and Parking - a block paved double driveway leads to a detached garage and there is a car charging point on the side of the garage. The single garage is accessed via an up-and-over door.

Gardens - there are gardens to the front with an area of lawn, beds and borders. The rear garden is of a good size for an estate type property and is also considered to be more private than typically found. It has been attractively landscaped and maintained by the current owners with areas of lawn, beds and borders, a paved patio area and a pergola. Timber fence to surround.

A lovely and comfortable family house in this sought after village and we highly recommend an early viewing. We do however offer a 360 degree tour which will provide an excellent initial insight into the property.

ACCOMMODATION

Entrance Hall - stairs to first floor.

Living Room - with a bay window to the front.

Dining Kitchen - a good sized room in an L-shape with sliding patio doors to the garden and a window providing a good level of natural light. An attractively fitted kitchen with integrated appliances including fridge freezer, 5-ring gas hob, electric oven and fitted dishwasher.

12 Damson Close, Leven, HU17 5AF

DESCRIPTION

An attractive 4 bedroom Peter Ward built detached house forming part of its Old Millers Rise development in this sought after village, renowned for its range of amenities. The spacious property offers over 1100 sq ft of internal accommodation including 4 double bedrooms (1 en suite). Its attractive garden is considered quite private for an estate style home and nicely finishes off this lovely family home. Internal inspection is highly advised.

LOCATION

The property is located on the Millers Rise development by Peter Ward on the east side of this highly regarded East Yorkshire village renowned for its extensive range of local amenities. These include a GP's surgery, pharmacy, primary school, 2 pubs, convenience store and post office, butcher's and hairdresser's among others. There is a regular bus service connecting to nearby Hornsea, Beverley and Hull together with good road access to all of these as well as Bridlington at a further distance.

