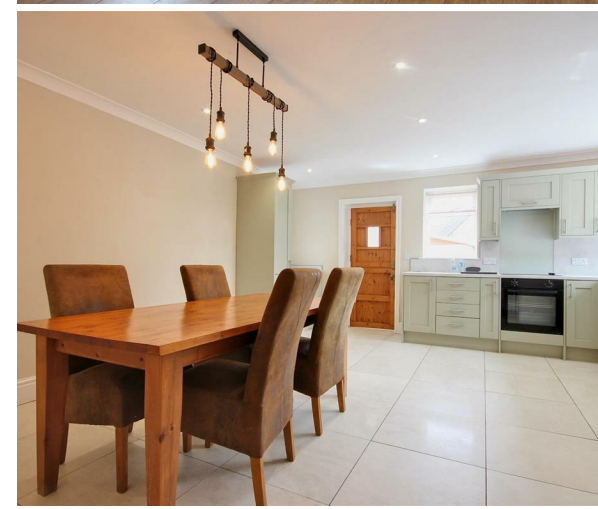


Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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31 South Street, Leven, HU17 5NX
Offers in the region of £187,500



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Spacious home
- Super dining kitchen
- Garage & parking to rear
- Must be viewed
- No chain

- Recently renovated
- Modern bathroom with four piece suite
- Enclosed lawned garden
- Great first time buy or downsize
- Energy Rating - D

LOCATION

This property fronts onto South Street, which leads from High Stile close to the centre of this popular village.

Leven is a charming and increasingly popular residential village, home to a thriving parish community of over 1,800 people. Combining a peaceful village atmosphere with excellent commuter links, it is ideally positioned within easy reach of the historic market town of Beverley, the popular seaside resorts of Hornsea and Bridlington, and the vibrant city of Hull. Leven offers a good range of everyday amenities, including local shops, a well-regarded primary school, two welcoming public houses, and an active sports and social club that sits at the heart of community life. With its growing appeal, convenient location, and strong sense of community, Leven is an attractive place to live for families and commuters alike.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazed windows and is arranged on two floors as follows:

ENTRANCE HALL

With UPVC front entrance door, stairs leading off and laminate flooring.

LOUNGE

13'8" x 13'2"

With laminate flooring and two central heating radiators.

DINING KITCHEN

15'9" x 16'10"

With an excellent range of base and wall units incorporating contrasting worksurfaces and matching splashbacks with an inset 1 1/2 bowl sink unit, integrated dishwasher, space for a tumble dryer and plumbing for an automatic washing machine, ceramic tile floor covering, downlighting to the ceiling, split stable type door leading to the rear porch and one central heating radiator.

CLOAKS / W.C.

With a vanity unit housing the wash hand basin, ceramic tile floor covering and a low level W.C.

REAR PORCH

With external door.

FIRST FLOOR

LANDING

With one central heating radiator and doorways to:

BEDROOM 1 (FRONT)

10'6" x 13'4"

With a built in storage cupboard over the stairs and a column radiator.

BEDROOM 2 (REAR)

7'9" x 13'3"

With one central heating radiator.

BATHROOM / W.C.

18'8" x 17'2"

With a modern suite comprising of a twin ended bath with mixer taps and hand shower over, a large independent shower cubicle with hand shower and rain shower above with aqua boarding to the walls, vanity unit housing the wash hand basin, low level W.C., built in storage cupboards, one which houses the central heating boiler and two further large shelved cupboards. There is also a ladder towel radiator and one central heating radiator.

OUTSIDE

Whilst the cottage fronts onto the pavement there is on street parking to the front and to the rear is a shared vehicular access which leads to a parking drive alongside a concrete sectional garage with up and over main door and a rear prsonal door.

Beyond the garage is an enclosed garden which is mainly lawned with a fenced surround.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band B.

