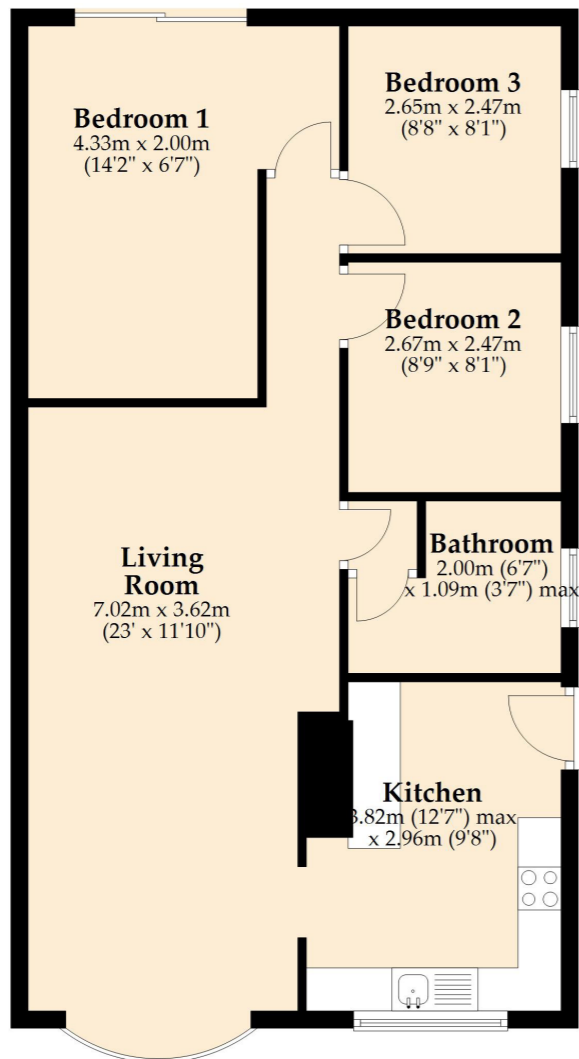


**Ground Floor**

Approx. 68.2 sq. metres (733.7 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 sq. feet)



**Asking Price**  
**£185,000**

**51 South Parade,**  
**Leven, HU17 5LJ**



**HEATING AND INSULATION**

The property has electric storage heaters and uPVC double glazing.

**SERVICES**

Mains water, electricity and drainage 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 'B'.

**VIEWING**

Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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**Dee Atkinson & Harrison**



South Parade sits on the western side of this lovely village and provides excellent access to the wide variety of amenities it offers. Its location also means convenient access to walks heading west of the village. The property has been a much loved family home for some time and was extended by the current owner's family to provide 3 bedrooms and a larger living room. This may appeal to new owners or alternatively offer some scope for rearrangement to suit their own requirements (subject to any necessary permissions). The property does not offer gas central heating though there is gas piped to the street. The uPVC double glazed accommodation comprises: a spacious Living Room, fitted Kitchen with electric hob and double oven, a Double Bedroom, two single Bedrooms and a Bathroom. There are well maintained gardens to the front and rear and a block paved driveway leads to a detached single garage.

**Kitchen** - a fitted kitchen with a range of base and wall mounted fitted units incorporating an electric hob, double oven and 1.5 bowl sink with single drainer. Window to the front and door to the side.

**Bedroom 1** - a double bedroom with French doors to the garden.

**Bedroom 2** - a single bedroom with a window to the side.

**Bedroom 3** - a single bedroom with a window to the side.

**Bathroom** - with a three piece white suite comprising a panelled bath, low flush WC and wash hand basin. Window to the side and extensive tiling.

**Driveway and parking** - there is a block paved driveway to the side of the property which provides off street parking for a number of cars and leads to a garage. The detached single garage has an up-and-over door.

**Gardens** - there is a largely lawned garden to the front of the house with beds and borders. To the rear there are further largely lawned gardens with beds and borders as well as areas of paving.

Early viewing is essential to appreciate what it offers and the potential available. There is no forward chain.

**ACCOMMODATION**

**Living Room** - a larger living room with a bow window to the front and fireplace.

**51 South Parade, Leven, HUI7 5LJ**

**DESCRIPTION**

An extended 3 bedroom semi detached bungalow offering nearly 750 square feet of space in this highly regarded village with its excellent range of amenities.. The property may require some updating by many purchasers but with its space, gardens and detached garage it will have wide appeal. No forward chain and early viewing essential.

**LOCATION**

The property is located on South Parade in Leven, a 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 and Beverley together with good road access to both of these as well as Bridlington and Hull at a further distance.

