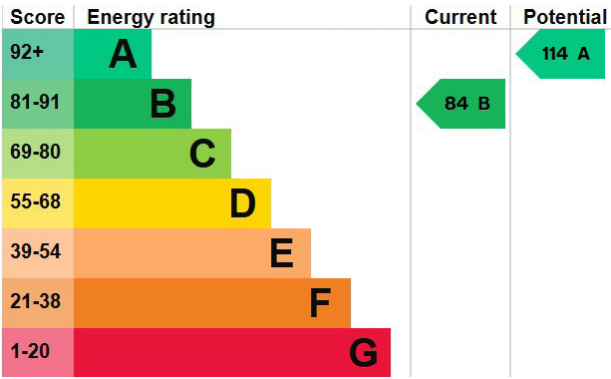
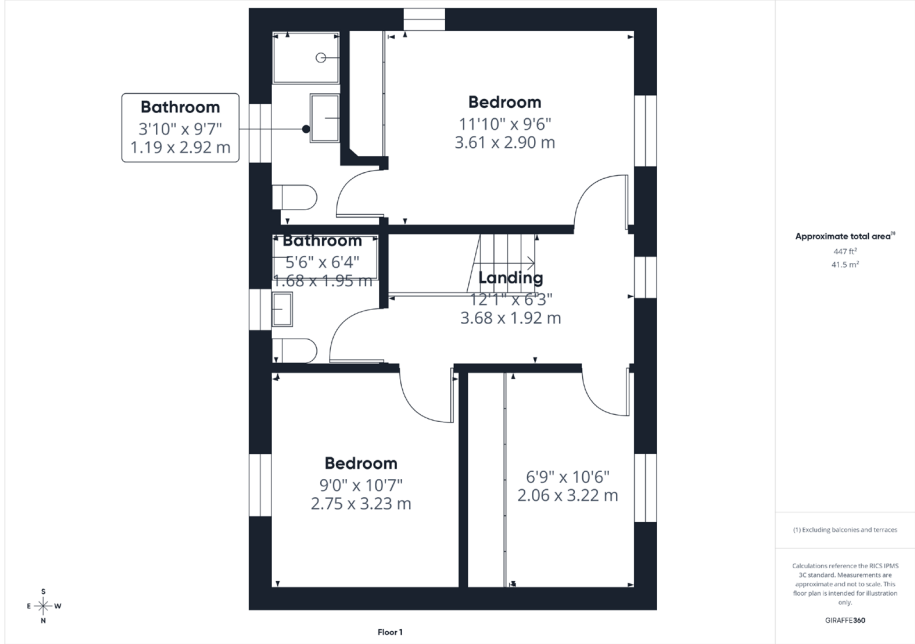
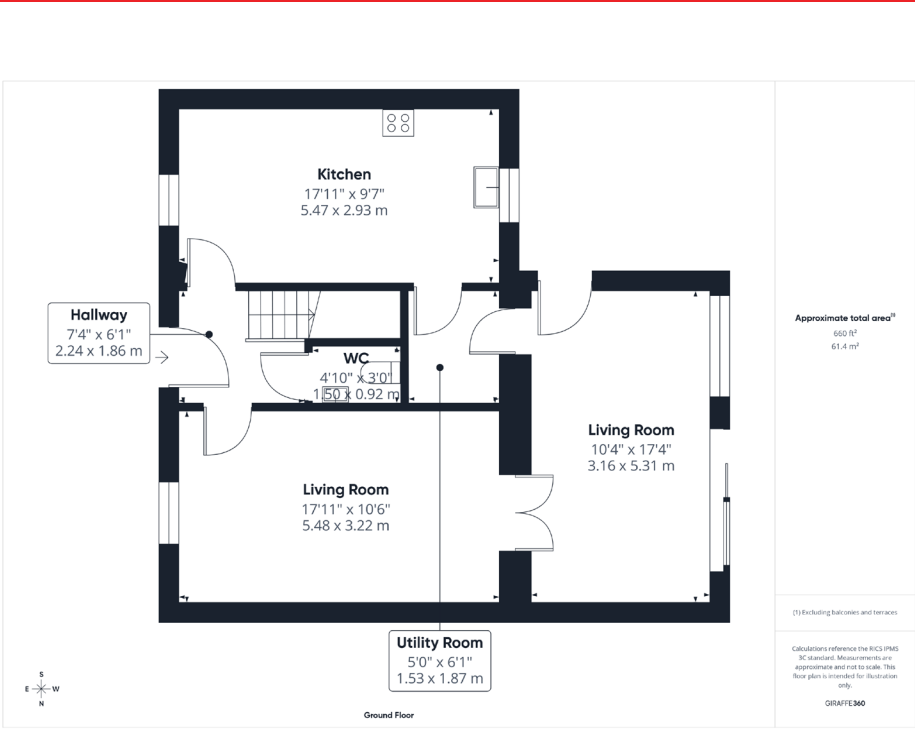




HEATING AND INSULATION
The property has gas-fired radiator central heating, underfloor heating in the garden room and uPVC double glazing.

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 'C'.

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



Asking Price
£335,000

15 Warren Drive,
Leven, HU17 5PD



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

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Dee Atkinson & Harrison



15 Warren Drive, Leven, HU17 5PD

DESCRIPTION

A stunningly presented 3 bedroom double fronted house that has been delightfully extended to provide a superb garden room that significantly adds to its reception space. With over 1000 square feet of space across both floors this lovely property could well suit downsizers who don't want a rambling house but don't want to compromise on living space. No forward chain and viewing is essential given its great location and all it offers.

LOCATION

The property is located on the Redwoods development by Southwell County Homes 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 and Beverley together with good road access to both of these as well as Bridlington and Hull at a further distance.



This lovely property is only being offered for sale as the vendor has been offered accommodation with her employment. As it was intended to be a long term home, despite only buying it in 2024 she has invested significantly in it, most importantly in the lovely garden room with its delightful lantern light and 3 further doors/windows allowing for lots of natural light. The property forms part of an attractive modern development in Leven which itself is a sought after village, partly because of the wide range of amenities it offers. The property also has a great EPC level of 'B' as well as a Hive system and a burglar alarm. With gas fired central heating and uPVC double glazing the accommodation briefly comprises: an Entrance Hall. WC Cloaks, attractive Living Room, a stunning Dining Kitchen with a range of Shaker style units and a quartz worktop, a lovely Garden Room and the Utility Room. There is parquet style flooring throughout the ground floor. To the first floor is a Master Bedroom with windows to two aspects, fitted wardrobes and an En Suite, a further Double Bedroom with fitted wardrobes, a 3rd Bedroom which also has wardrobes and is currently used as a dressing room and a House Bathroom. There are small open plan areas of lawn to the front and a block paved driveway leads to a semi detached brick built garage. There are further west facing landscaped gardens to the rear with an expansive patio area.

Only an internal viewing will allow you to fully appreciate what this lovely property offers but we do have a 360 degree tour available which will provide a useful initial insight. No forward chain.

ACCOMMODATION

Entrance Hall - with stairs to the first floor.

Living Room - an attractive room with a window to the front and a feature marble fireplace as well as French doors to the garden room.

Garden Room - a delightful and spacious room bathed in light, partly due to its west facing aspect but also the lantern light, a window and sliding patio doors to the west facing wall and a further part glazed door. Underfloor heating.

Kitchen - a stunning kitchen with an extensive range of two tone Shaker style units topped with a quartz worktop including a breakfast bar. There is a ceramic sink and a range of fitted appliances including an electric hob, electric

oven with a microwave over, fridge/freezer and dishwasher. Interior lights in cupboards and kicking boards. Windows to the front and rear.

Utility Room - with further Shaker style units, a quartz worktop and plumbing for a washing machine. Fitted pull-out larder, understairs cupboard and door to the garden room.

First Floor Landing - an attractive landing with a window to the rear.

Master Bedroom - a double bedroom with extensive fitted wardrobes, TV socket and a window to the front and side.

En Suite Shower Room - a spacious en suite with a good sized shower unit, wash hand basin mounted on a vanity area with storage under and a low flush WC. Window to the front.

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

Bedroom 3 - of double bedroom proportions but currently used as a dressing room with extensive fitted wardrobes that would likely preclude accommodating a double bed. TV socket and window to the rear.

Bathroom - an attractively fitted bathroom with a white suite including a panelled bath with shower over and shower screen, low flush WC and wash hand basin with storage under. Window to the front.

OUTSIDE

Gardens - there is a small open plan lawned garden at the front of the property. To the rear there is a delightful west facing landscaped garden with a large stylishly paved patio area, borders and an area of gravel that has been selected for ease of maintenance. There is an electric supply for the water feature and fencing to the perimeter. The garden feels quite private in nature.

Driveway and Garage - a block paved driveway providing off street parking for a number of vehicles leading to a semi detached brick built garage with a tiled roof. As well as the main garage door there is a courtesy door to the garden.

