



KATRINA GARTON

exp[®] UK

@ katrina.garton@exp.uk.com

[katrinagarton.exp.uk.com](https://www.katrinagarton.exp.uk.com)

☎ 07871 780 879

39 Barley Gate, Leven

Guide Price £200,000

🛏️ 2 🚿 1 🛋️ 2



- QUOTE REF: KG1095
KATRINA GARTON
- SUBJECT TO RESERVE PRICE
- Detached 2 bed bungalow in sought-after village location
- Manageable rear garden perfect for relaxing
- Local shops, amenities and countryside walks close by
- FOR SALE BY THE MODERN METHOD OF AUCTION T&Cs APPLY
- Buyer fees apply
- Ample off-street parking
- Ideal for downsizers, retirees or low-maintenance living
- Excellent road links to Beverley, Hull and the East Yorkshire coast





39 Barley Gate, Leven, HU17

Approximate Gross Internal Floor Area = 89.4 sq m / 962 sq ft

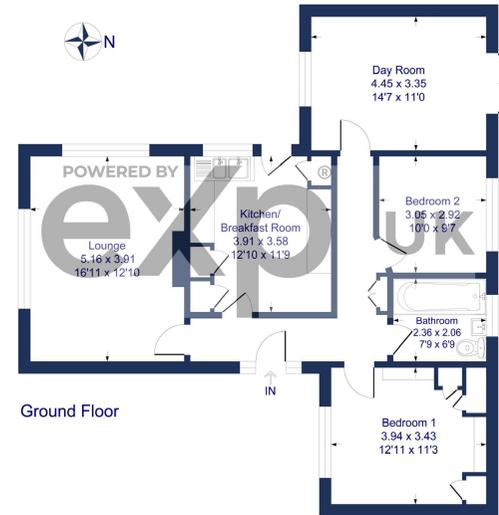


Illustration for identification purposes only, measurements are approximate, not to scale.

A detached bungalow offering flexible living with two reception rooms, a cosy fire-lit living space and a layout that adapts effortlessly to modern life. Set in the heart of popular Leven, this is a home designed for easy living, fitted bedroom storage and a straightforward move from day one.

