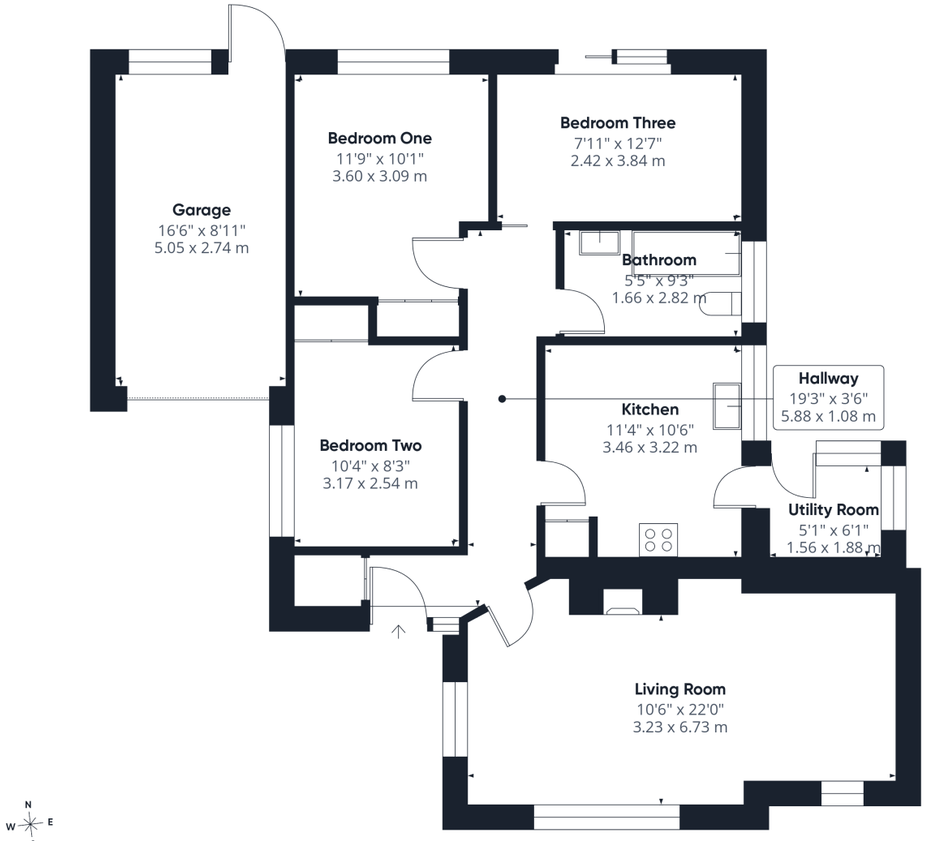


Approximate total area(1)

1015 ft²

94.2 m²

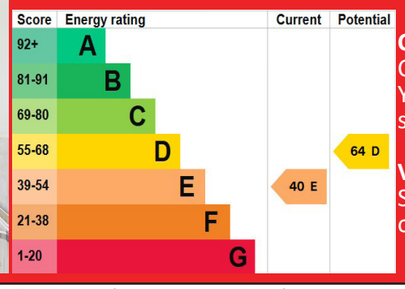
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Asking Price £310,000

56 West Street, Leven, HU17 5LF



HEATING AND INSULATION
The property has oil-fired radiator central heating 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 'D'.

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

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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison

56 West Street, Leven, HU17 5LF

DESCRIPTION

A well presented and spacious detached bungalow located in an appealing position within this sought after village. With three double bedrooms, an extended living room and a dining kitchen it is likely to have all many buyers will want from a property of this type. There is no forward chain and early viewing is highly recommended.

This lovely home offers comprehensive and spacious accommodation that will suit a range of purchasers. The large living room can accommodate a dining table and there is also space in the kitchen for a table. A utility room is a useful extra and if all 3 bedrooms aren't required, one with patio doors to the garden will make a great study or garden room. A driveway leads to an attached single garage and there are well stocked and maintained front and rear gardens. The compact rear garden has recently been extended with the addition of some of the neighbouring garden that has been purchased by the owners.

With oil-fired central heating and uPVC double glazing the accommodation briefly comprises: an Entrance Hall, 22' Living Room, fitted Dining Kitchen, Utility Room, 3 Double Bedrooms (2 with wardrobes) and a Bathroom. Well maintained and stocked front and rear gardens and a driveway leads to an attached single garage.

A lovely property occupying an attractive location in this well serviced and popular village. There is no forward chain and early viewing is essential to appreciate all it offers but we also have a 360 degree tour available.

LOCATION

The property is located on West Street 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.

ACCOMMODATION

Entrance Hall - with a built in cupboard.

Living Room - a spacious room with space for a dining area, three windows over two aspects providing great natural light and a fireplace.

Dining Kitchen - an attractively fitted kitchen with a range of medium oak style units and an integrated electric hob, a main oven, a smaller top oven and a microwave. Resin 1.5 bowl sink and single drainer, window to the side, built in cupboard and boiler.

Utility Room - plumbing for a washing machine, wall mounted units, windows to the side and rear, and a door to the rear.

Bedroom 1 - a double bedroom with a range of fitted wardrobes and drawers, and a window to the rear.

Bedroom 2 - a double bedroom with a window to the side and a built in wardrobe.

Bedroom 3 - a double bedroom with patio doors to the garden. This may also make a useful study or garden room.

Bathroom - a three piece suite comprising a panelled bath with shower over, low flush WC and pedestal wash hand basin. Extensively tiled walls and a window to the rear.

Driveway & Garage - a driveway provides off street parking for a couple of cars and leads to a single brick built garage with a remotely operated electric door. The garage has power and light laid on, a courtesy door and a window to the rear.

Gardens - There are well maintained and stocked gardens to the front and rear. The front garden has an area of lawn and some herbaceous planting against the wall that forms the boundary with West Street. A gate to the rear provides access to the rear garden via an area of garden at the side of the house where there is a brick store. Both the side and rear gardens are well stocked and maintained with areas of lawn. The original rear garden was quite compact so the owners have acquired some of a neighbouring garden to increase what is available. The garden is quite private in nature.