

Asking Price
£450,000

**64 West Street,
Leven, HU17 5LR**

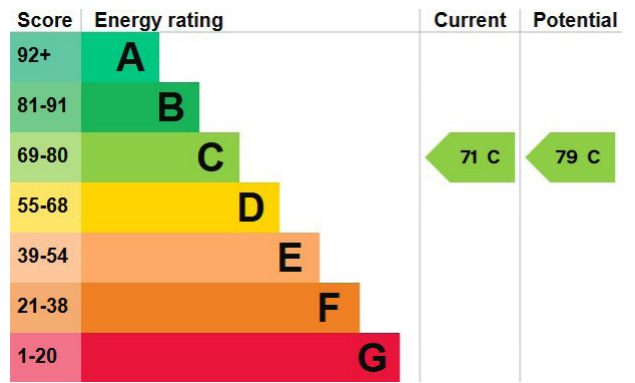
HEATING AND INSULATION
The property has gas-fired radiator central heating and extensive uPVC double glazing.

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 'F'.

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



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

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It'll be hard to find another property providing this much square footage (over 2200 sq ft), in good condition and on an attractive plot in a highly regarded village that is renowned for the number of amenities it offers. The bedroom provision is excellent but it is the ground floor that really sets it apart. It offers a spacious living room, large dining kitchen, study, utility room and WC as well as a further three rooms. These might make an excellent annex, offices to work from home or even a treatment studio for a hairdresser, beauty therapist, dog groomer, masseur etc given the side entrance door the middle room has (all subject to necessary permissions). The property sits on a generous plot behind a high hedge which gives considerable privacy. Much of the front area provides off street parking leading eventually to a detached garage but it could provide excellent space for the storage of a motor home etc. There is also a front garden and further gardens to the rear. With gas central heating and extensive uPVC double glazing the accommodation comprises: a spacious Entrance Hall, Living Room, Study, large Dining Kitchen with island and breakfast bar, Utility Room, WC Cloaks, Rear Entrance Porch and a further Larger Room that might make a good extra lounge or bedroom and Two Further Connected Rooms both with separate external access. To the first floor is a Master Bedroom with En Suite Shower Room and 3 further Bedrooms as well as a spacious Bathroom with freestanding bath and separate shower unit.

ACCOMMODATION

Entrance Hall - spacious entrance hall with a window to the front and turn staircase to the first floor.

Living Room - a good-sized living room with windows to the front and side, a fireplace and double doors leading to the dining kitchen.

Study - with a window to the front.

Dining Kitchen - a spacious dining kitchen with a large central island that also provides a breakfast bar. A range of base and wall mounted attractively fitted Shaker-style units with a number of integrated appliances. There are windows to the side and rear and French doors to the garden.

Utility Room - a spacious utility room with a range of base and wall mounted units with a sink and drainer. Window to the rear.

WC Cloaks - with a low flush WC, wash hand basin and window to the side.

Study/5th Bedroom - a spacious room with a window to the front and side. Ideal as an extra bedroom or work space etc.

Office - with book shelves and a window to the side.

Garden Room - with windows to two sides and French doors to the garden.

Rear Entrance Porch - a larger than average rear entrance porch providing excellent space for boots etc with double glazed windows to three sides and a door to the rear.

First Floor Landing - a spacious landing with two built-in cupboards.

Master Bedroom - a spacious double bedroom with windows to the front and side.

En Suite Shower Room - a three piece suite comprising low flush WC, wash-hand basin and shower unit. Tiled walls and floor.

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

Bedroom 3 - with a window to the front, fitted wardrobes and a dressing table.

Bedroom 4 - has been used as a dressing room with lots of fitted wardrobe space and a window to the side.

Bathroom - a spacious and attractively fitted bathroom with a four piece suite comprising freestanding cast iron bath, separate shower unit, low flush WC and pedestal wash-hand basin. Window to side, tiled floor and part tiled walls.

Driveway, Parking and Garage - the property is accessed via a 5-bar timber gate that leads to a spacious gravelled driveway with excellent off street parking provision which may allow for parking of a motor home etc. The driveway leads to a detached brick built garage with a pitched roof and remotely operated roller door, benefiting from power and light.

Gardens - there are gardens to the front of the property with lawn, beds and borders. There are further largely lawned gardens to the rear also with beds and borders and good patio space including an area with a pergola over providing a great outdoor dining space. There is higher hedging to much of the front and side perimeters providing a good degree of privacy and timber fencing to the rear.

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DESCRIPTION

A spacious and well presented detached house in this highly regarded East Yorkshire village. The property offers over 2200 sq ft of internal space with some rooms on the ground floor that could be used for a variety of purposes, whether as extra bedrooms, work from home space or studios. The property has been much improved by the recent occupants and the appealing plot on which it sits offers space for considerable parking or storage of motor homes etc. We have a 360 degree tour available which will provide an excellent insight in the first instance. No forward chain and early viewing is essential.

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.

