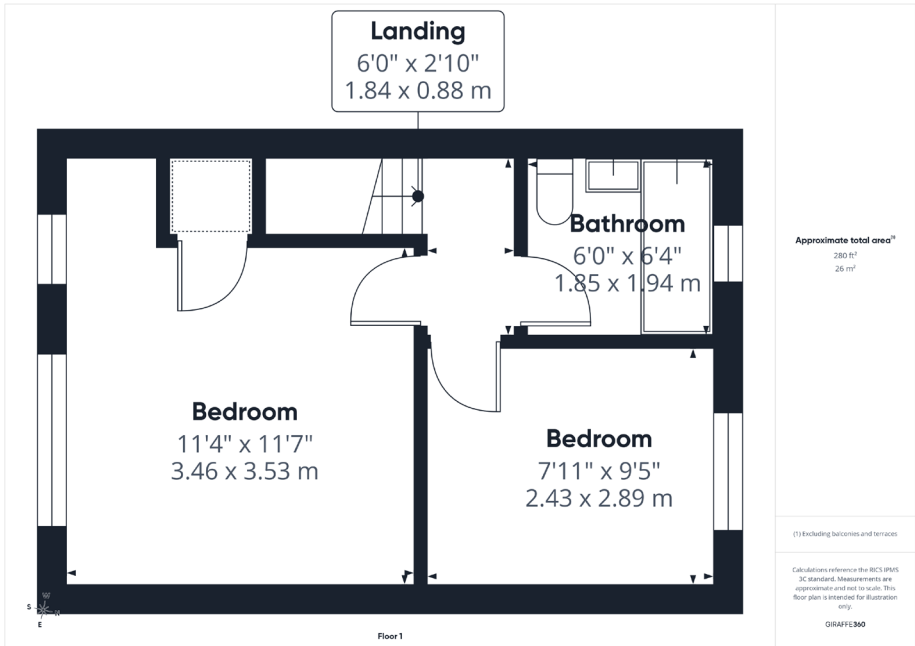
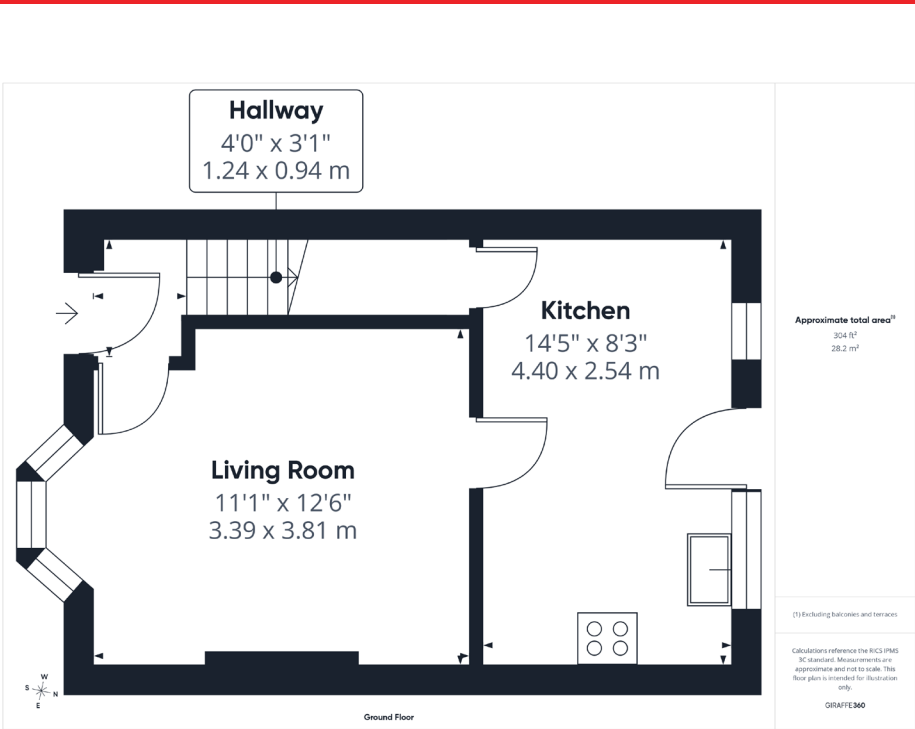




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating 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 'A'.

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



Asking Price
£160,000

**64A Westlands Way,
Leven,
HUI7 5LG**



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

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Dee Atkinson & Harrison



64A Westlands Way, Leven, HU17 5LG

DESCRIPTION

A well presented two bedroom mid town house in this well-regarded village, renowned for its range of amenities. The property will suit first time buyers, investors and downsizers in particular, due to its price point, size and condition. The property benefits from a rear garden and 2 parking spaces in addition to the appealing internal accommodation. Early viewing is recommended.

A modern two bedroom bay fronted mid town house offering well presented accommodation in this sought after village that is well known for its range of amenities and bus connectivity. The attractive property is offered with no forward chain and will suit a range of purchasers, from first time buyers to downsizers and also investors. With gas-fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, Living Room with a bay window to the front, Dining Kitchen, a good sized Double Bedroom, a smaller Double Bedroom and a Bathroom.



There is an open plan lawned garden to the front and a largely lawned garden to the rear with a shed. Beyond the garden lies a parking area where there is space to park up to two cars.

A lovely property in an excellent location. Early viewing is essential to appreciate all that it offers but we also have a 360 degree tour available which will provide a useful initial insight. There is no forward chain.

LOCATION

The property is located on Westlands Way in Leven, a highly regarded East Yorkshire village renowned for its extensive range of local amenities. Its location near the centre of the village means it is ideally situated for access to them. These include a GP's surgery, pharmacy, primary school, 2 pubs, convenience store and post office, butcher's and hairdresser's. 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 - stairs to the first floor.

Living Room - with a bay window to the front.

Dining Kitchen - with a range of base and wall mounted units and fitted appliances including an electric oven, gas hob, fridge and washing machine. There is a stainless steel sink and single drainer, a window and door to the rear, and an understairs storage cupboard.

First Floor Landing

Bedroom 1 - a good size double bedroom with two windows to the front and a built-in cupboard.

Bedroom 2 - a smaller double bedroom with a window to the rear.

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

OUTSIDE

There is an open plan lawned garden to the front of the house. To the rear there is a further lawned garden with fencing to the perimeter, a timber shed and a gate leading to the parking area at the rear.

Parking - at the rear of the garden there is an open parking area which the plot extends into, providing parking for up to two cars.

