staniford grays

12 South Carrs, Leven, Beverley, HU17 5LY

£189,950

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Beverley, HU17 5LY

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- TWO BEDROOM BUNGALOW
- IDEAL HOME TO MAKE YOUR OWN
- GENEROUS PRIVATE REAR GARDEN
- POPULAR VILLAGE LOCATION
- OPEN PLAN LOUNGE DINER
- GARAGE AND OFF STREET PARKING

Charming detached bungalow in the sought after village of Leven

Positioned on a generous plot in the popular village of Leven, this delightful two bedroom detached bungalow offers spacious, ground floor living with plenty of potential to make it your own. With new sliding patio doors, a large rear garden, this home is perfect for those seeking space and comfort in a relaxed village environment.

Inside, you'll find two well proportioned bedrooms, kitchen with a spacious open plan lounge diner ideal for entertaining. The property also benefits from a practical bathroom and a seamless layout throughout.

Leven is a friendly, well-served village just six miles east of Beverley, with pubs, a sports hall, playing fields, and a strong sense of community. It’s ideally located for access to Hull, York, and the stunning East Yorkshire coast, including Hornsea and Bridlington.

Get in touch, book your viewing today!

ACCOMMODATION COMPRISES

ENTRANCE HALL 9'8" x 6'11" (longest and widest) (2.97m x 2.12m (longest and widest))
uPVC entrance door with privacy glass panels, airing cupboard, carpeted floor and aloft hatch.

BEDROOM ONE 9'8" x 8'1" (2.97m x 2.48m)
Wooden door with brass handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

PRINCIPAL BEDROOM 11'4" x 10'8" (3.46m x 3.27m)
Wooden door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

BATHROOM 6'8" x 6'0" (2.04m x 1.83m)
Wooden door with brass handles, tiled floor, ceiling spotlights, chrome towel radiator, side aspect uPVC double glazed window, low flush WC, pedestal wash hand basin with mixer tap and a shower cubicle with electric shower.

LOUNGE 14'4" x 10'8" (4.39m x 3.26m)
Wooden French doors with glass panels, uPVC sliding patio door to the rear garden, vinyl floor, pendant light fitting and two wall mounted spotlights.

DINING AREA 9'5" x 7'10" (2.89m x 2.41m)
Engineered wood flooring, pendant light fitting with two side and rear aspect uPVC double glazed windows.

KITCHEN 10'11" x 7'10" (3.34m x 2.39m)
uPVC side door, wooden door with glass panels, vinyl floor, central ceiling light, front aspect uPVC double glazed window, one and a half bowl drainer sink with mixer tap, integrated four ring electric hob, electric oven, chrome extractor, plumbing for a washing machine, space for a dryer and a range of wall and base units.

EXTERIOR
To the front a stoned area with a flagged path to the front door. To the side a lawned area with a flagged path to the side door and rear garden gate. To the rear a flagged patio area with gravel garden and green house with wooden fence surround. With garage and off street parking.

COUNCIL TAX:
We understand the current Council Tax Band to be C

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

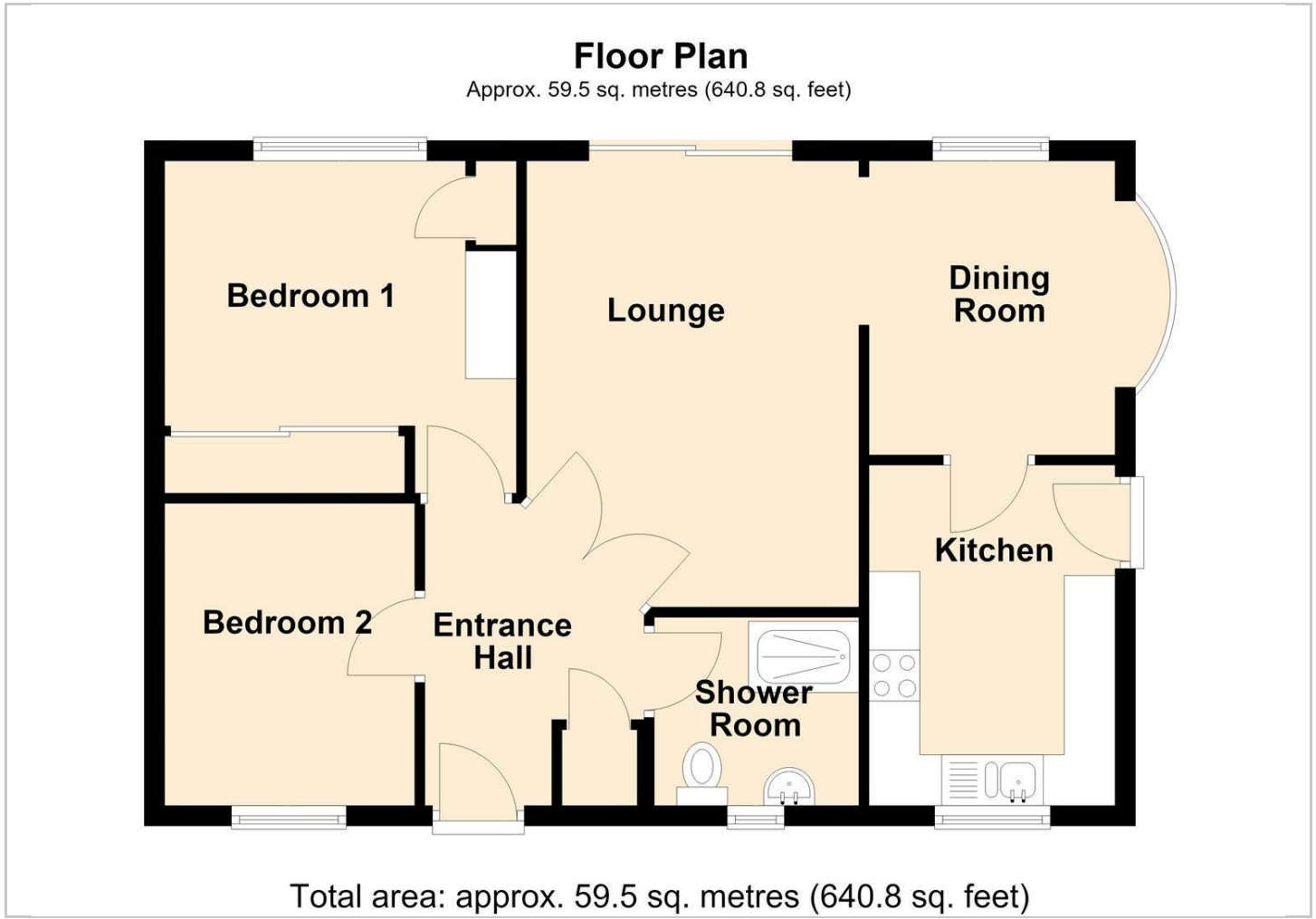
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

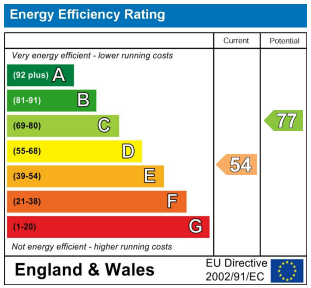
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com