

staniford
grays



15 South Street, Leven, HU17 5NX

Offers Over £260,000





15 South Street

Leven, HU17 5NX

- IN NEED OF MODERISATION
- POPULAR VILLAGE LOCATION
- PRIVATE REAR GARDEN
- FOUR BEDROOM FAMILY HOME
- DORMER BUNGALOW
- OFF STREET PARKING

In need of modernisation, make this family home your own. Popular village of Leven

Set in the sought after village of Leven, this four bedroom detached family home is a fantastic choice for a variety of buyers. Whether you're looking for a project first step onto the ladder, your own space as a couple or a place to grow as a family, this could be the property for you.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 20'9" x 6'7" (6.34m x 2.02m)
uPVC double glazed front door with privacy panels, two pendant light fittings and wooden parquet flooring.

LOUNGE 17'3" x 12'11" (5.27m x 3.94m)
Wooden door with brass handles, tiled floor, brass light fitting, front aspect uPVC double glazed window, two side aspect uPVC double glazed privacy windows, fire place with brass gas fire insert and marble hearth and surround.

DINING ROOM 10'11" x 9'11" (3.34m x 3.03m)
Wood door with brass handles, laminate floor, rear aspect uPVC double glazed window and wooden door with brass handles to the garage.

GARAGE 17'1" x 10'6" (5.23m x 3.21m)
With manual up and over door, strip light, side aspect uPVC double glazed window and power.

BATHROOM 7'9" x 6'4" (2.37m x 1.94m)
Wooden door with brass handles, central ceiling light, laminate floor, rear aspect uPVC double glazed privacy window, low flush WC, wall mounted wash hand basin, panelled bath with mixer shower over and splash back tiles.

KITCHEN 11'11" x 9'10" (3.65m x 3.02m)
Wood door with brass handles, tiled floor, uPVC double glazed rear door with privacy panel, ceiling spot lights, rear aspect uPVC double glazed window. A range of wall and base units, integrated four ring electric hob with extractor above, eye level oven and a stainless steel drainer sink with mixer tap.

STAIRCASE AND LANDING 9'3" x 3'8" (2.84m x 1.14m)
Carpeted floor with ceiling spotlight, wooden hand rail and loft hatch.

BEDROOM ONE 12'11" x 8'11" (3.94m x 2.72m)
Wooden door with brass handles, exposed floor boards, pendant light fitting, front aspect uPVC double glazed window and two built in cupboards.

**BEDROOM TWO**

11'3" x 9'10" (3.43m x 3m)

Wood door with brass handles, carpeted floor, central ceiling light and a rear aspect uPVC double glazed window.

BEDROOM THREE

13'6" x 10'1" (longest and widest) (4.12m x 3.09m (longest and widest))

Wooden door with brass handles, laminate floor, brass light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM FOUR

14'4" x 9'10" (widest and longest) (4.38m x 3m (widest and longest))

Wooden door with brass handles, laminate floor, brass light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BATHROOM

7'0" x 7'0" (2.15m x 2.15m)

Wood door with brass handles, carpeted floor, ceiling spotlights, rear aspect uPVC double glazed window, shower cubicle with electric shower, low flush WC, wall mounted wash hand basin with mixer tap and airing cupboard.

EXTERIOR

To the front a block paved driveway with mature raised boarder and block paved side path. To rear a block paved patio area with lawned garden, hedge and wooden fence surround.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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



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,
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Location Map



Energy Performance Graph

