



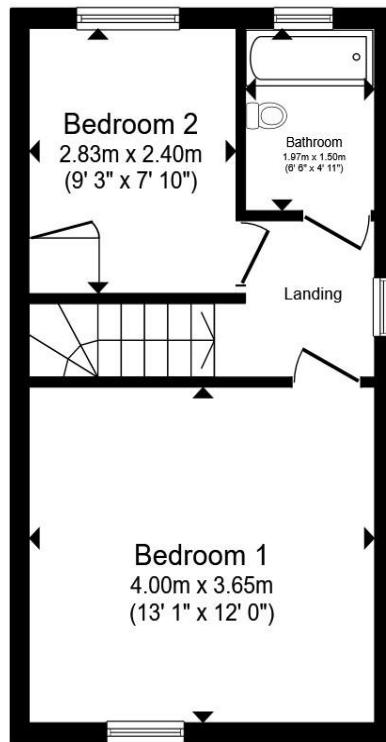
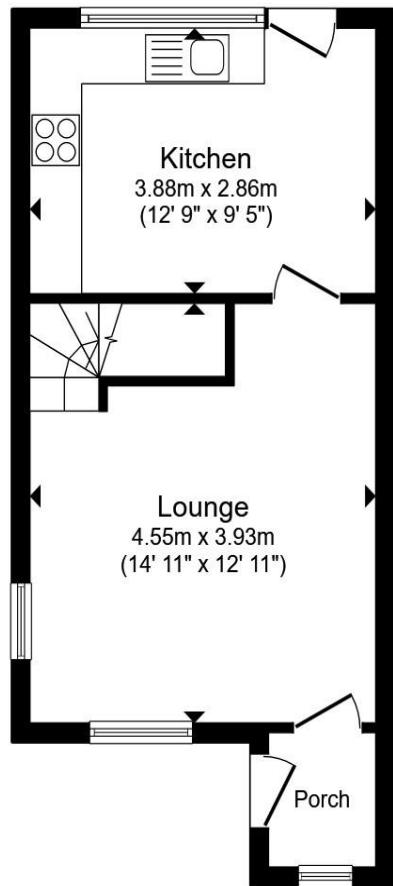
South Parade, Leven, Beverley, HU17 5LJ

Welcome to

South Parade, Leven Beverley

Well-presented two- bedroom mid-terrace home in the popular village of Leven, offering entrance porch, lounge through to fitted kitchen, enclosed rear garden with summer house and garage.





Entrance Porch

Lounge

Kitchen

Landing

Bedroom One

Bedroom Two

Bathroom

Outside

Agents Note

Please note there is no gas connection to this property and access to the garage is via a private road. Please contact the branch for further information.

Total floor area 61.8 m² (665 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Welcome to
South Parade, Leven Beverley**

- Two bed mid terrace house
- Enclosed rear garden with summer house
- Ideal for first time buyers
- Sought after village location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

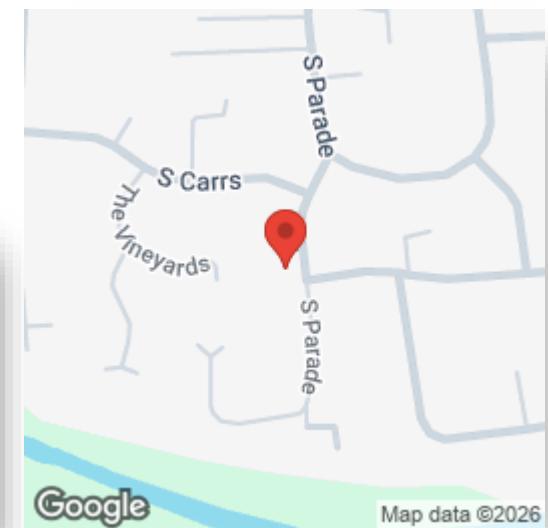
£170,000



view this property online williamhbrown.co.uk/Property/BEV107510

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property



Property Ref:
BEV107510 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



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