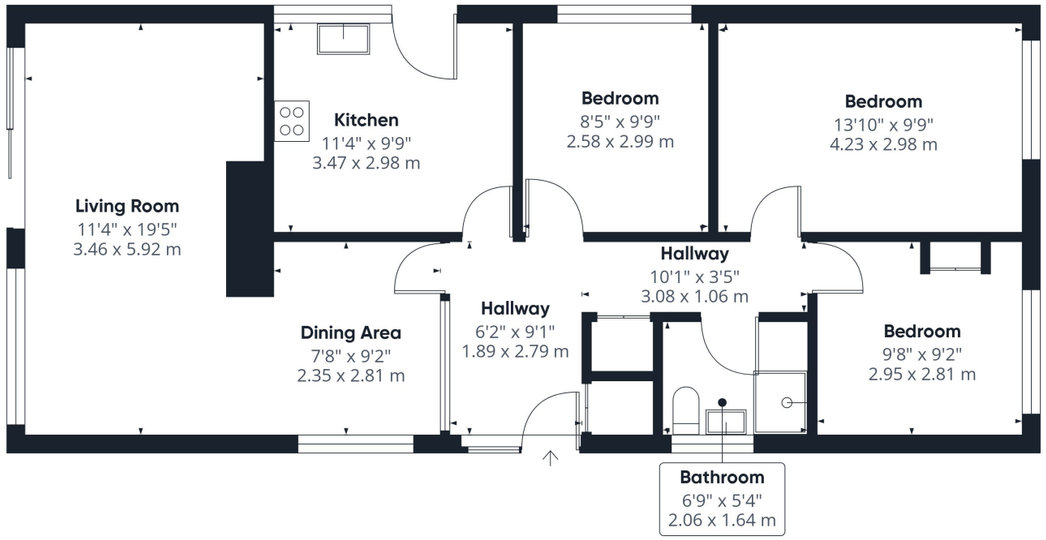


Approximate total area(1)

874 ft²

81.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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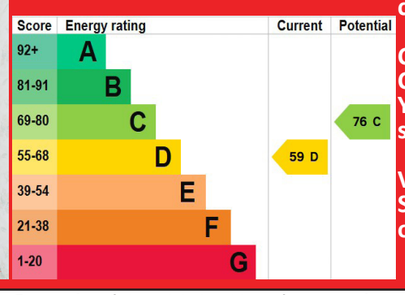
Asking Price £265,000

32 Church Drive, Leven









HEATING AND INSULATION
The property has gas-fired radiator central heating and extensive 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 'C'.

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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Dee Atkinson & Harrison



32 Church Drive, Leven, HU17 5LH

DESCRIPTION

A three bedroom detached bungalow occupying an attractive location in this well serviced village to the east of Beverley. The property has an appealing L-shaped living room at the rear of the house with sliding patio doors opening onto the garden. A lovely property that will really appeal to a purchaser looking for a bungalow in this highly regarded village. No forward chain.

LOCATION

The property is located on Church Drive 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 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.

This detached bungalow offers well maintained accommodation that includes 3 bedrooms and a spacious L-shaped living room. The location of the smallest 3rd bedroom next to the kitchen gives the potential to create a dining kitchen if a purchaser would like to pursue that (subject to necessary regulations) but the living room will comfortably accommodate one. As the living room is at the rear, there is an opportunity to add a conservatory if so desired. There are front and rear gardens, a shared driveway and a garage. The location will really appeal as it provides very good access to the centre of the village where its wide range of amenities can be found. The accommodation benefits from gas-fired central heating and extensive double glazing and comprises an Entrance Hall, L-shaped Living Room, fitted Kitchen, 2 Double Bedrooms, a 3rd Bedroom and a Shower Room. There are largely lawned gardens to the front of the property, a shared driveway leads to a single garage and there are further largely lawned and west facing gardens to the rear.

Early viewing is essential to fully appreciate all that this property offers but we also have a 360 degree tour available which will provide a useful insight in the first instance. There is no forward chain.

ACCOMMODATION

Entrance Hall - a good sized entrance hall.

Living Room - an L-shaped room providing space for a dining area. With a fireplace, windows to the side and rear, and sliding patio doors to the rear.

Kitchen - a range of base and wall mounted units, work surface and tiled splash backs. Breakfast bar, sink and drainer, window to the side, electric cooker point, plumbing for dishwasher and washing machine. Gas boiler, window and door to the side.

Bedroom 1 - a double bedroom with a window to the front.

Bedroom 2 - a double bedroom with a window to the front and a fitted wardrobe.

Bedroom 3 - with a window to the side.

Shower Room - a three piece suite including a shower cubicle, low flush WC and wash hand basin. Window to the side.

OUTSIDE

Gardens - there are largely lawned gardens to the front and rear of the property. The front garden may present an opportunity to create further car hardstanding if required. The rear garden is west facing and not overlooked.

Driveway and Parking - there is shared driveway running down the side of the property which leads to a single garage with an up-and-over door which has power and light laid on and a courtesy door to the side.



