



**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**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



**£370,000**

**2 Farriers Walk,  
Leven**



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**Dee Atkinson & Harrison**



# 2 Farriers Walk, Leven, HU17 5JZ

A fantastic opportunity to acquire an exceptionally well appointed and presented 4 bedroom detached house forming part of a small development in this well regarded village. The property offers over 1400 sq ft of internal space including the lovely garden room as well as 4 double bedrooms. There is a single garage and good parking provision with the potential for more and storage of longer vehicles to the side of the house. Early viewing is absolutely essential!

This lovely home has been much improved since being bought new in 1999. There is a stylishly fitted kitchen, modern en suite and bathroom. It has a lovely feel and potential buyers will be delighted with its move in condition. It occupies an appealing position within the village and on this small cul-de-sac development with allotments over the road in front of it. The block-paved driveway provides good parking provision in addition to the single garage and the driveway leads past the garage. Beyond this point there is a gate to allow access down the side of the property that may be ideal for storage of longer vehicles such as caravans, campervans or boats. The accommodation in brief comprises: an Entrance Hall, WC/Cloaks, Living Room, attractively fitted Dining Kitchen with a range of integral appliances, Utility Room and Garden Room. To the first floor there is a spacious Master Bedroom with fitted wardrobes and an attractive en suite Shower Room, three further Double Bedrooms (2 with fitted wardrobes) and a House Bathroom. There is gas fired central heating and uPVC double glazing. There is an area of lawn and a spacious block-paved driveway to the front which leads to a single garage. The rear garden is of a good size for a modern property with two areas of paved patio, an area of lawn, a large area of timber decking and a timber shed.

A really lovely property in this well thought of village that offers a good range of local amenities. Early viewing is essential but we do have a 360 degree tour available which will provide an excellent insight in the first instance.



## LOCATION

The property is located off West Street in Leven, a highly regarded East Yorkshire village renowned for its extensive range of local amenities. 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 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 first floor.

WC/Cloaks - low flush WC and wash hand basin.

Living Room - an attractive room with a bay window to the front and double doors leading to...

Dining Kitchen - a spacious room with an appealingly fitted kitchen in a modern style and with breakfast bar. There are integrated appliances including a dishwasher, fridge freezer, oven, microwave, warming tray and an induction hob. There is a 1.5 bowl sink and single drainer with mixer tap and a window to the rear.

Utility Room - base and a wall level fitted unit, stainless steel sink and single drainer, plumbing for automatic washing machine and door to the side.

Garden Room - an attractive room that is much more practical than a conservatory given its solid roof. Glazing to three sides and French doors giving access to the garden.

First Floor Landing

Master Bedroom - a spacious room with fitted wardrobes and two windows to the front.

En Suite - an attractively fitted modern suite comprising shower unit, low flush WC and wash-hand basin with drawers under. Window to the front.

Bedroom 2 - a good-sized double bedroom with a fitted wardrobe and window to the rear.

Bedroom 3 - a good-sized double bedroom with a fitted wardrobe and window to the rear.

Bedroom 4 - a double bedroom with window to the rear.

Bathroom - a modern three piece suite comprising panelled bath with shower attachment, low flush WC and wash-hand basin. Part tiled walls, window to side and built-in cupboard.

## OUTSIDE

There is an open plan area of lawn that forms the front garden. A spacious block-paved driveway provides off street parking for a number of cars. It leads to a single garage and also to a gate which gives access to the garden at the side of the house and could be used for extra parking or to store longer vehicles (of a suitable width). The single garage has an up and over door and power and light laid on. To the rear of the property there is a garden of a good size (for a more modern property) that has two paved patio areas, lawn, a spacious area of timber decking and a timber shed. There is timber fencing to the perimeter. The properties to the rear of the garden are bungalow-style so it does not feel particularly overlooked.

## AGENT'S NOTE

We understand that No 2 Farriers Walk owns the area of the road directly in front of the house and that each property on the street does the same. Each owner has a right of way over the rest and is responsible for the upkeep of their part. The street appears to be in excellent condition so the owners do not expect there to be any issues in the near future. This is not a warranty though, so please take your own advice.

