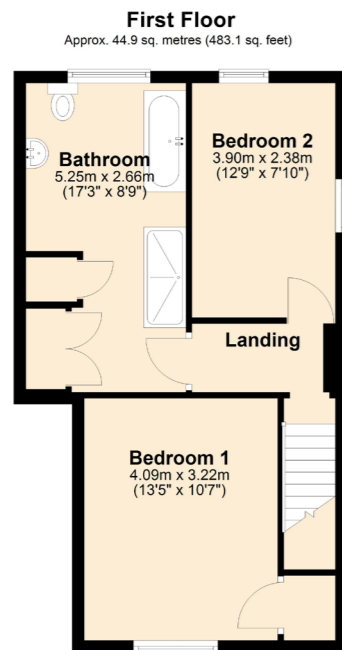


Total area: approx. 88.3 sq. metres (950.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



£189,000

**31 South Street,
Leven**

HEATING AND INSULATION

The property has gas-fired 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 'B' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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The property has been significantly upgraded by the current owners with improvements including a new kitchen, new bathroom suite, new boiler and upgraded levels of insulation. Improvements outside include a new detached garage. It is likely to be of particular interest to first time buyers and downsizers not wanting to compromise on room size, as well as investors. Its location in the village of Leven will add to its appeal given the wide range of local amenities available within Leven. With gas central heating and uPVC double glazing the accommodation briefly comprises: Entrance Hall, Living Room, attractively fitted Kitchen, WC Cloaks, rear Entrance Vestibule, first floor Landing, Two Double Bedrooms and a Bathroom with feature freestanding bath and separate walk-in shower enclosure. To the rear of the property just beyond a shared right of way is a newly built detached garage with an area of parking available in front of it. Behind the garage is a lawned rear garden with fence to perimeters and a paved patio area.

An early internal inspection is highly recommended to fully appreciate the size and quality of the accommodation available.

ACCOMMODATION

Entrance Hall - stairs to 1st floor.

Living Room - window to front, laminate style flooring and ceiling coving.

Dining Kitchen - a very spacious and attractively fitted dining kitchen with a range of base and wall mounted shaker style units incorporating a built-in dishwasher, electric oven and hob. There are spaces and plumbing for a washing machine and tumble dryer. With a tiled floor, recessed

low-voltage lighting to ceiling and lots of light provided by three windows to three different aspects.

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

Rear Entrance Vestibule - with door to side and window to rear.

First Floor Landing

Bedroom 1 - window to front and built-in cupboard.

Bedroom 2 - a double bedroom with windows to side and rear.

Bathroom - a spacious bathroom with an attractively fitted four piece suite including a feature freestanding bath, large walk-in shower enclosure, low flush WC and wash hand basin with vanity unit underneath. There is recessed low-voltage lighting to the ceiling, a window to the rear and three fitted cupboards.

OUTSIDE

To the rear of the property there is a shared right of way which provides access to a single detached garage with up and over door. There is potential for car parking in front of that garage as well, as within it to the rear of the property there is a lawned private garden with fence to surround and paved patio area.

31 South Street, Leven, HU17 5NX

DESCRIPTION

A surprisingly spacious two bedroom mid terrace house in this highly regarded and resourced East Yorkshire village. The well presented property benefits from a large dining kitchen, large four piece bathroom and two double bedrooms. It has a garage to the rear and a lawned garden. A really lovely period home with modern accommodation in this popular village location.

LOCATION

The property is located on the southern side of the centre of 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 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.

