staniford grays



42 Westlands Way, Leven, Beverley, HU17 5LG

£160,000

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Beverley, HU17 5LG

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- SUPERB TWO BEDROOM END OF TERRACE PROPERTY
- LOFT ROOM/OCCASIONAL BEDROOM OR STUDY
- WELL PROPORTIONED TWO BEDROOM HOME
- AVAILABLE WITH SITTING TENANT
- OFF STREET PARKING SPACES TO THE REAR
- QUIET VILLAGE LOCATION
- IDEAL STARTER HOME OR INVESTMENT

A Superb Two Bedroom End of Terrace Home with rear parking situated within the popular and peaceful village of Leven positioned on Westlands Way. This two bedroom end of terrace property presents an excellent opportunity for first time buyers, downsizers or investors alike. Well proportioned throughout and offered in move in condition, the home also benefits from off street parking spaces to the rear.

The accommodation begins with a welcoming entrance into a comfortable lounge, featuring a front facing bay window, attractive fireplace and useful understairs storage cupboard. A lovely living space with plenty of natural light, ideal for both relaxing and entertaining.

To the rear of the property is a stylish fitted kitchen/diner, thoughtfully designed with a range of units, ample worktop space and room for dining, making it perfectly suited to modern day living.
To the first floor are two generously sized bedrooms. The principal bedroom offers excellent space for wardrobes and furnishings, while the second bedroom provides versatility as a guest room, nursery or home office. A loft room which could be used as an occasional bedroom or study is also located off the first floor landing. Completing the accommodation is a three piece bathroom suite with shower over the bath.

Externally, the property enjoys an attractive end terrace position with outdoor space offering scope to create a pleasant seating or garden area, together with the added benefit of rear parking.

Book your viewing and get in touch today!



ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'1" x 3'8" (1.25m x 1.14m)
uPVC entrance door with privacy glass panels, laminate floor, central ceiling light.

LOUNGE 12'7" x 11'1" (3.86m x 3.39m)
Wooden door with chrome handles, carpeted floor, central ceiling light, two wall lights, front aspect uPVC double glazed bay window, understairs cupboard, fire place with chrome gas insert, marble back, surround and hearth.

KITCHEN 14'4" x 9'0" (4.37m x 2.76m)
Wooden door with chrome handles, vinyl floor, two rear aspect uPVC double glazed windows, ceiling spotlights, stainless steel drainer sink, splash back tiling, a range of wall and base units with integrated electric oven and four ring gas hob with extractor.

BATHROOM 6'1" x 6'1" (1.87m x 1.86m)
Wooden door with chrome handles, ceiling spotlights, rear aspect uPVC double glazed privacy window, low flush WC, pedestal wash hand basin, bath with shower over and splash back tiles.

STAIRCASE AND LANDING 11'5" x 6'1" (3.48m x 1.86m)
Carpeted floor, central ceiling light and a wooden hand rail.

BEDROOM ONE 9'4" x 7'11" (2.87m x 2.43m)
Wooden door with chrome handles, carpeted floor, rear aspect uPVC double glazed window and a central ceiling light.

BEDROOM TWO 12'6" x 11'5" (widest and longest) (3.83m x 3.49m (widest and longest))
Wooden door with chrome handles, carpeted floor, central ceiling light, two front aspect uPVC double glazed windows and a built in cupboard.

LOFT ROOM 12'9" x 9'10" (3.90m x 3m)
Staircase with wooden handrail, laminate floor, ceiling spotlights, two rear aspect Velux windows, built in wardrobe, and eaves storage.





EXTERIOR
To the front a flagged path with lawn. To the rear a block paved path with wooden garden shed, patio area, fence surround with lawn and gravel. Two off street parking spaces.

COUNCIL TAX:
We understand the current Council Tax Band to be A

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.

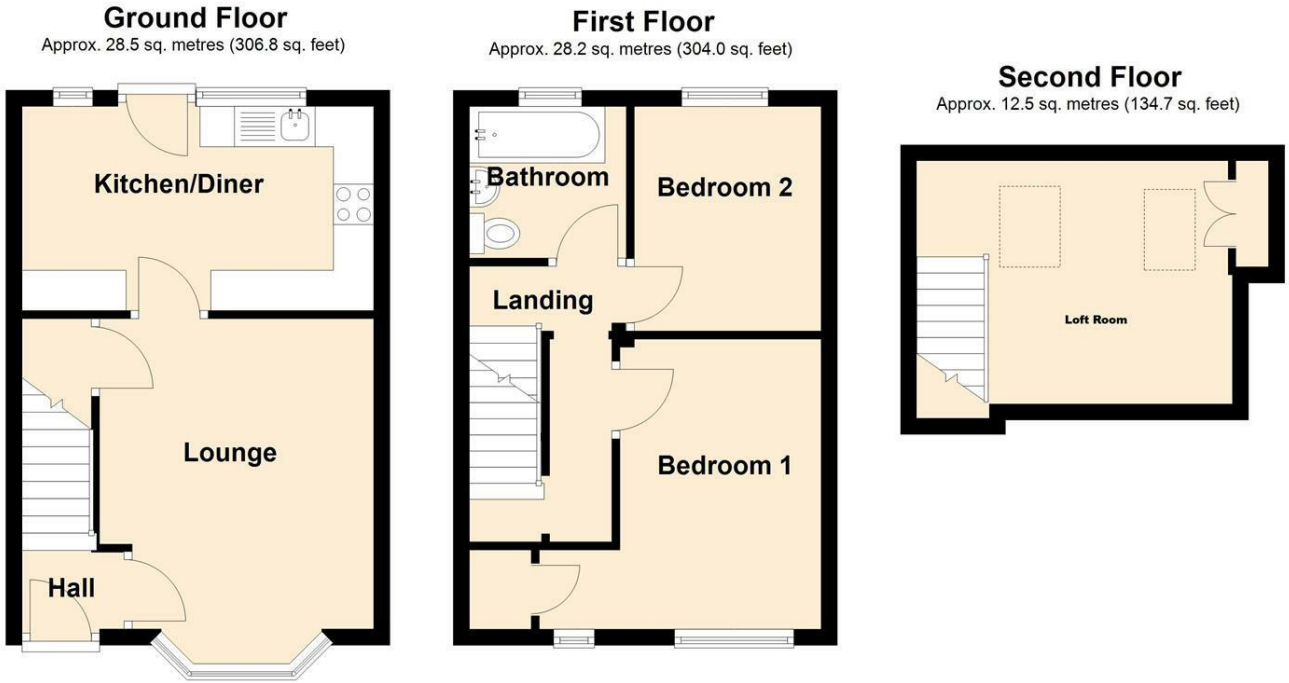
MISREPRESENTATION ACT 1967

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.

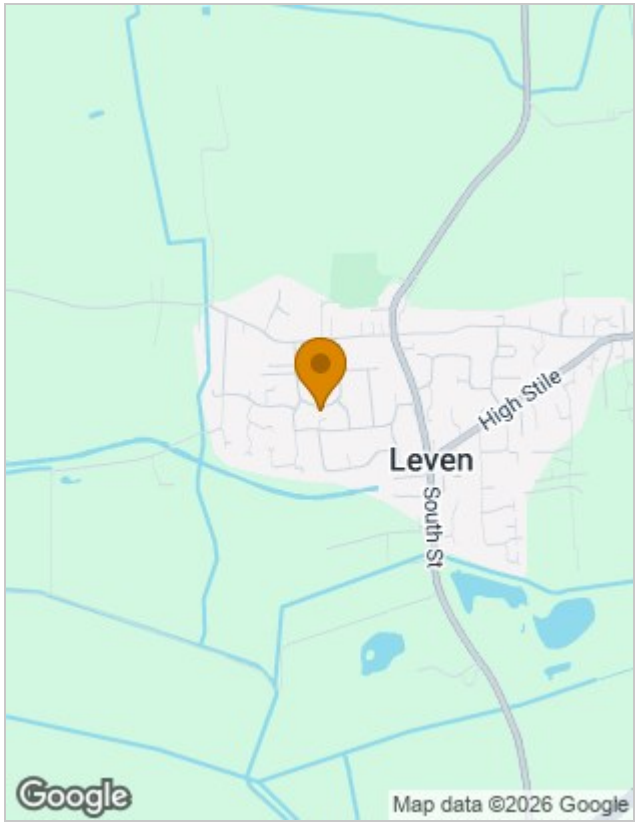


Floor Plans

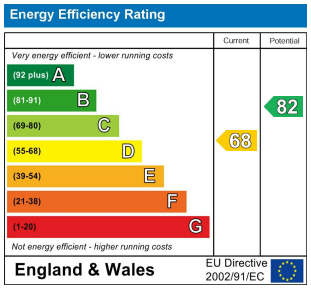


Total area: approx. 69.3 sq. metres (745.6 sq. feet)

Location Map



Energy Performance Graph



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.

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