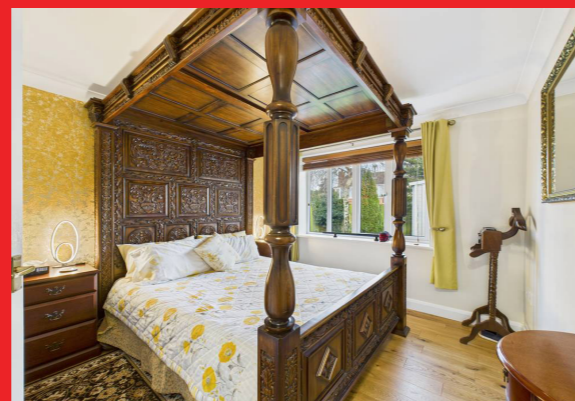


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£315,000

3 Apple Tree Garth,  
Leven

**HEATING AND INSULATION**  
The property has uPVC double glazing and gas-fired hot water underfloor heating throughout. The boiler was installed in 2024 and has an 11 year Guarantee.

**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.



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

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## LOCATION

The property is located in a modern smaller development comprising just this cul de sac which is off South Parade which in turn is off West Street in Leven. It provides excellent access to the centre of Leven and all the extensive amenities it offers for a modern rural village which 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.

## ACCOMMODATION

Entrance Hall

Living room - a good-sized room with windows to three aspects as well as a French door to the garden and a feature fireplace.

Dining Kitchen - a spacious room at the centre of the property with a kitchen fitted by the current owners that includes an integrated double oven, microwave and electric hob. The units are topped by a stylish and hard-wearing bamboo work surface. There is a window to the side, door to the side and a Velux-style window. Built-in cupboard providing extra storage and housing the underfloor heating pipework.

Utility Room - with a range of base and wall mounted units, sink, drainer and plumbing for washing machine. Door to the garage.

Hallway - with a Velux-style window.

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

Bedroom 2 - a double bedroom with a window to the rear.

Bedroom 3 - a single bedroom currently used as a study with a window to the side.

Shower Room - with spacious shower enclosure, wash-hand basin with storage underneath and low flush WC. Extensive tiling and Velux-style window.

Garage - the garage has been upgraded to make it similar to the internal accommodation and there is a double door to the front which could quickly be converted back to a conventional garage door. There is a separate WC housed within it and a door to the rear garden.

## OUTSIDE

There are gardens to the front with a range of mature shrubs and a driveway provides off street parking. There are gardens to the other side of the property with an area of lawn and two patio areas. There are further lawned gardens to the rear with some beds and trees. There is also an attractive garden room with power laid on and a shed in the area of the garden behind the garage. Fencing to the perimeter.



# 3 Apple Tree Garth, Leven, HU17 5JY

A very well presented 3 bedroom detached bungalow that has been much improved by the current owners and offering around 1050 square feet of space. A spacious dining kitchen sits at the heart of the home and there is an appealing separation between the bedrooms and living space. The house is surrounded by gardens on 3 sides which provide a degree of privacy without being overly large. Such a lovely property in this really well served village will attract keen interest and an early viewing is essential.

Believed to be a Peter Ward property, this lovely bungalow occupies a secluded cul de sac location that provides good access to the centre of Leven and all the extensive amenities it offers which are excellent for a village of its size. The property has been upgraded by the current owner to include extensive underfloor heating, a new fitted kitchen, a stylish garden room and a separate WC in the garage which itself has been partially converted to provide useful workspace. The bungalow is connected to the neighbouring property in that the garages adjoin but all of the living space is detached. There are gardens to the front, rear and side with the side garden being a usable space that also provides extra privacy from the neighbouring property. The property benefits from uPVC double glazing and gas-fired hot water underfloor heating throughout. The boiler was installed in 2024 and came with an 11 year Guarantee. The accommodation comprises: Entrance Hall, a good sized Living Room with feature fireplace and windows to three aspects as well as a French door to the garden, a spacious Dining Kitchen with refitted kitchen, 2 Double Bedrooms, a single Bedroom currently used as a study, Shower Room, Utility Room and Converted Garage with Separate WC. There is a driveway, garden to the front and private gardens to the side and rear where an attractive garden room with power is located.

All in all, a lovely bungalow that must be viewed to be fully appreciated. However, we do have a 360 degree tour available which will provide an excellent insight in the first instance.

