



Goosenook Lane, Leven, BEVERLEY, HU17 5LL

Welcome to

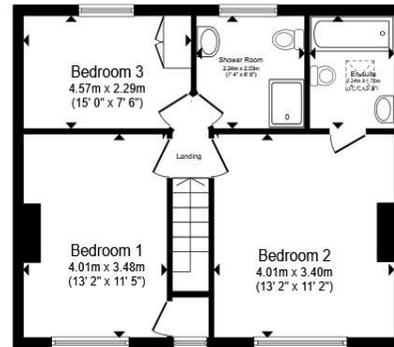
Goosenook Lane, Leven, BEVERLEY

An elegantly finished period farmhouse, this home is beautifully presented inside and out and offers a generous and adaptable layout extending to around 1,500 square feet. Its character features sit comfortably alongside modern touches, creating a warm and inviting feel throughout.

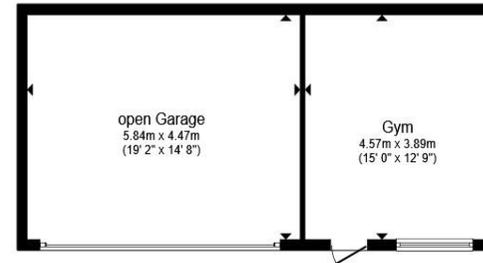




Ground Floor



First Floor



Outbuilding

- Entrance Hall**
- Cloakroom/WC**
- Living Room**
- Study**
- Sitting Room**
- Kitchen**
- Conservatory**
- Landing**
- Bedroom 1**
- Bedroom 2**
- Ensuite**
- Bedroom 3**
- Bathroom**
- Outside**
- Workshop**

Agents Note

Please note the road leading up to this property is an unadopted road.

Total floor area 192.9 m² (2,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Goosenook Lane, Leven BEVERLEY

- GUIDE PRICE £450,000- £475,000
- A stunning period farmhouse
- Peaceful surroundings
- Outstanding gardens
- Excellent village amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: E

Guide price

£450,000 - £475,000

Directions to this property:

See map below for directions. For more information contact the branch on 01482 880488.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107563



Property Ref:
BEV107563 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP



williamhbrown.co.uk