

# staniford grays



38 Barley Gate, Leven, Beverley, HU17 5NU

£210,000





# 38 Barley Gate

Beverley, HU17 5NU

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- GARAGE
- RECENTLY REFURBISHED AND EXTENDED
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN

A recently extended and refurbished two bedroom bungalow with plenty of off street parking, garage and rear garden.

The lounge and the kitchen are the main features of this lovely property. At 17ft wide the kitchen diner offers an abundance of space for preparing, dining, or entertaining with French doors opening out to the rear garden. The lounge is equally as spacious with a 15ft width extending to 22ft into the dining area. A shower room and two bedrooms complete the layout.

Set in the sought after village of Leven, this two bedroom semi-detached bungalow is a fantastic choice for a variety of buyers. Whether you're looking to downsize, looking for your own space as a couple or a place to grow as a family, this could be the property for you.

Leven offers the perfect balance of countryside charm and convenience, just six miles from the coast at Hornsea and eight miles from the vibrant market town of Beverley, with its shops, restaurants and cultural attractions.

Inside, the layout is flexible to suit your lifestyle. The lounge opens into a bright dining area with French doors to the garden, creating a sociable space for entertaining or cosy family evenings.

Outside, the home impresses with a private driveway, detached single garage and a mature rear garden, perfect for children, pets, or simply relaxing with a coffee.

Book your viewing, get in touch today!



£210,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 7'11" x 3'1" (2.42m x 0.95m)  
uPVC entrance door with glass panel, laminate floor, airing cupboard and ceiling spotlights,.

**BEDROOM ONE** 8'6" x 8'0" (2.60m x 2.45m )  
Wood door with chrome handles, carpeted floor, ceiling spotlights, front aspect uPVC double glazed window.

**BEDROOM TWO** 14'7" x 9'8" (longest and widest) (4.47m x 2.95m (longest and widest))  
Wood door with chrome handles, carpeted floor, ceiling spotlights and a front aspect uPVC double glazed window.

**SHOWER ROOM** 7'10" x 4'6" (2.39m x 1.38m )  
Wood door with chrome handles, laminate floor, ceiling spot lights, side aspect uPVC double glazed window, shower cubicle with mixer shower, pedestal wash hand basin with mixer tap and a low flush WC.

**LOUNGE** 15'3" x 10'6" (4.65m x 3.22m )  
Wood door with chrome handles, ceiling spotlights and a carpeted floor.

**KITCHEN** 15'11" x 17'4" (widest and longest) (4.86m x 5.29m (widest and longest))  
uPVC external door with privacy glass panel, ceiling spotlights, laminate floor, uPVC French doors to the rear garden, rear aspect uPVC double glazed window, drainer sink with mixer tap, a range of wall and base units, space for a cooker and under counter fridge.

**GARAGE**

17'0" x 10'4" ( 5.20m x 3.15m )

With electric roller door, power and light.

**EXTERIOR**

To the front a metal gate with a block paved driveway and mature border. To the rear there are two lawn areas with a flagged path with fence and hedge surround.

**COUNCIL TAX:**

We understand the current Council Tax Band to be B

**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



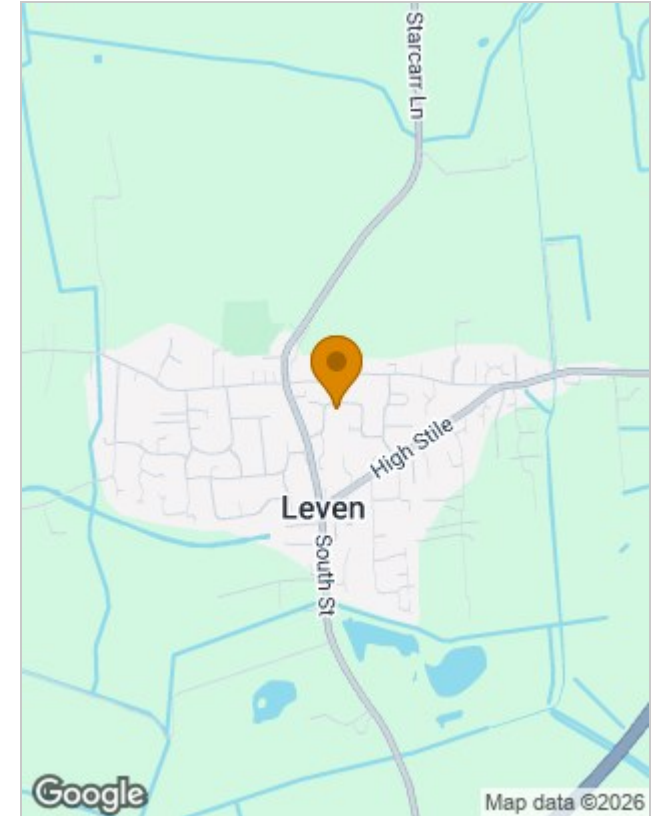
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

