



50 South Parade, Leven, Beverley, HU17 5LJ

£199,950



50 South Parade

Beverley, HU17 5LJ

- TWO BEDROOM SEMI DETACHED BUNGALOW
- GARAGE
- LOW MAINTENANCE GARDENS
- POPULAR VILLAGE LOCATION
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN

Ready to move in two bedroom semi detached bungalow in the village of Leven.

Located in the popular village of Leven, this beautifully presented two bedroom semi-detached bungalow offers an ideal opportunity for downsizers seeking comfortable, low maintenance living in a well connected rural setting. Ready to move straight into, the property combines modern styling with practical single level accommodation.

The accommodation centres around a spacious open plan lounge and dining area, creating a bright and sociable living space perfect for everyday comfort or entertaining family and friends. A modern fitted kitchen is well appointed with contemporary units and ample workspace, while the stylish bathroom has been tastefully updated to a high standard.

Both bedrooms are generous doubles, with the principal bedroom benefitting from a walk in wardrobe, providing excellent storage and a touch of luxury.

Externally, the property continues to impress with low maintenance gardens designed for ease of upkeep, ideal for those wanting to enjoy outdoor space without the burden of extensive maintenance. A driveway provides off street parking for multiple vehicles and leads to a garage, offering additional storage or workshop potential.

Situated in the sought after village of Leven, residents can enjoy a welcoming community atmosphere along with a range of local amenities, whilst remaining conveniently placed for access to surrounding market towns and the coast.

This is a superb bungalow in a desirable village location, get in touch .and book your viewing today!



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ACCOMMODATION COMPRISES

BREAKFAST KITCHEN

19'0" x 9'2" (5.80m x 2.81m)

Composite entrance door, vinyl floor, front aspect uPVC double glazed window, side aspect uPVC double glazed window, loft hatch, built in cupboard, ceramic sink, splash back tiles, integrated four ring electric hob, oven, fridge freezer, integrated washing machine and extractor fan.

LOUNGE

16'4" x 11'9" (5m x 3.59m)

Wooden door with chrome handles and glass panels, laminate floor, pendant light fitting, front aspect uPVC double glazed bay window, fire place with wooden mantle piece and surround and gas effect log stove with flue.

DINING AREA

11'8" x 10'10" (longest and widest) (3.58m x 3.32m (longest and widest))

Laminate floor and ceiling spotlights.

BATHROOM

8'10" x 7'10" (2.70m x 2.40m)

Wooden door with chrome handles, vinyl floor, side aspect uPVC double glazed window, ceiling spotlights, bath with mixer shower over, two chrome towel radiators, shower enclosure with mixer shower, low flush WC, vanity unit wash hand basin with mixer tap.

BEDROOM ONE

11'6" x 11'0" (3.51m x 3.37m)

Wooden door with chrome handles, laminate floor, pendant light fitting, rear aspect uPVC double glazed window and a walk in wardrobe.

BEDROOM TWO

10'11" x 8'3" (3.35m x 2.52m)

Wooden door with chrome handles, pendant light fitting and a uPVC sliding door to the rear garden.



GARAGE

19'6" x 8'11" (5.96m x 2.73m)

With an electric up and over door, power and light.

EXTERIOR

To the front a block paved driveway with gravel parking area, brick wall surround and mature shrub hedge. To the rear a flagged patio garden with brock raised beds and wooden fence 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 :

Stanford 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@stanfords.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.

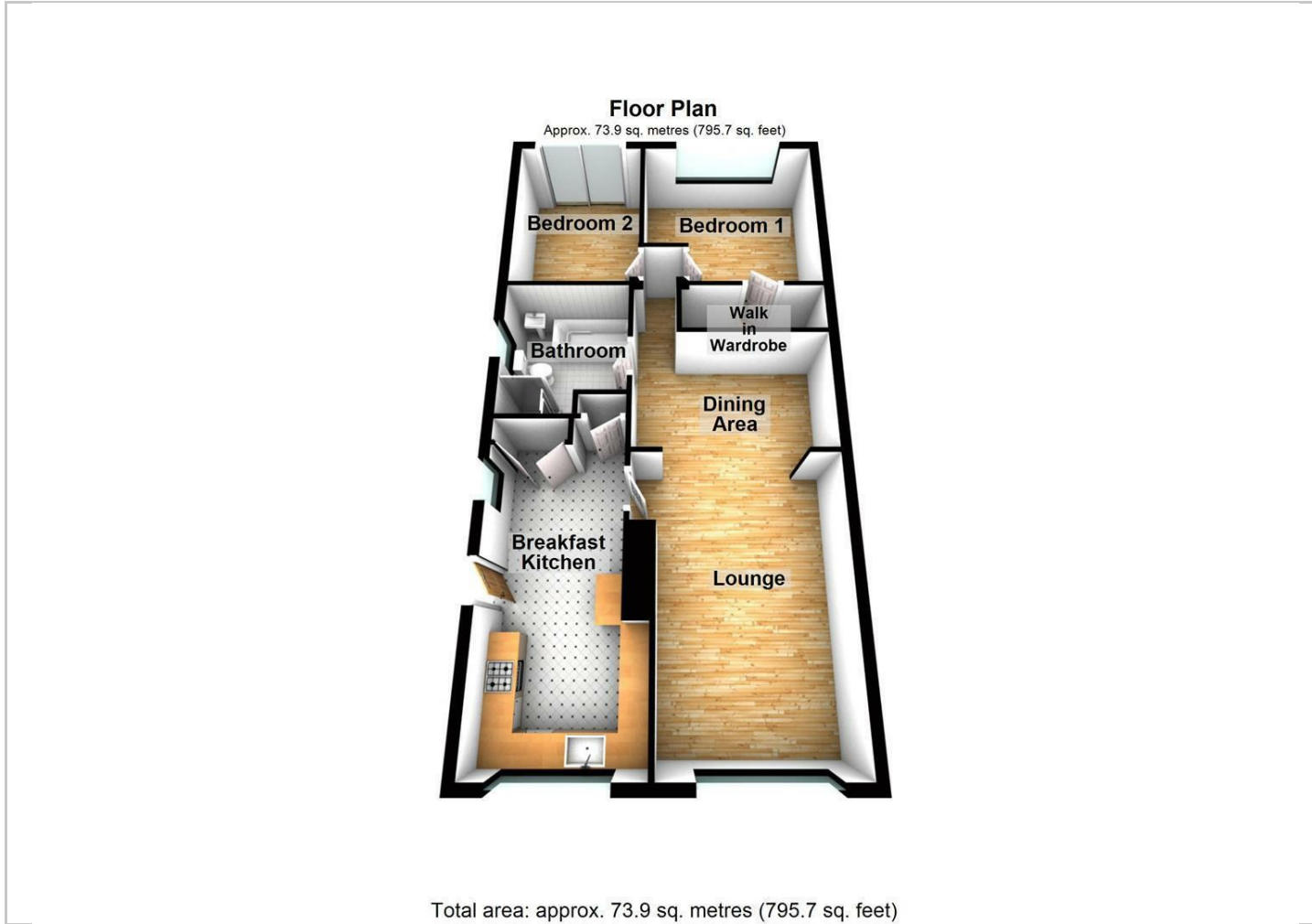
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



ROKEBY PARK

Cranby Ride

Floor Plans



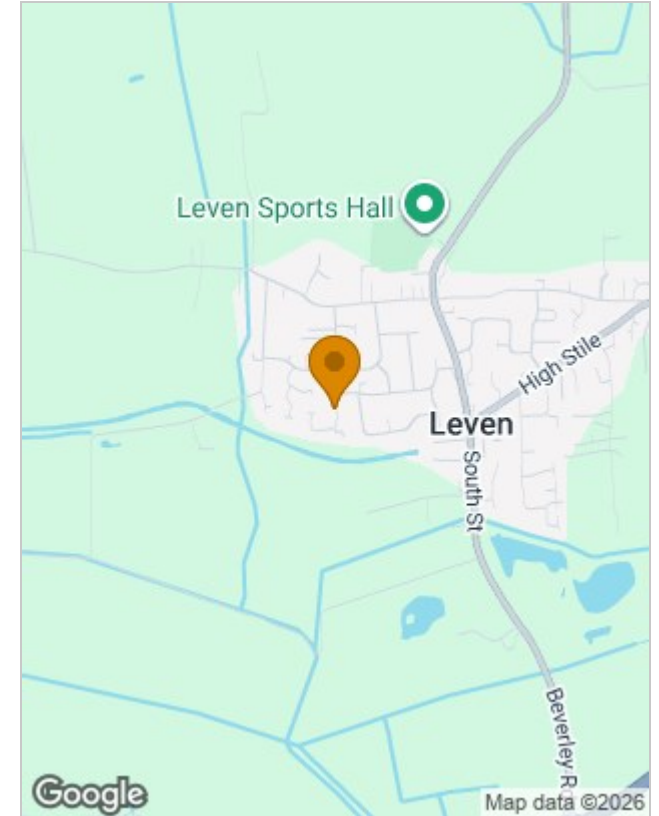
Viewing

Please contact our Beverley 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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Location Map



Energy Performance Graph

