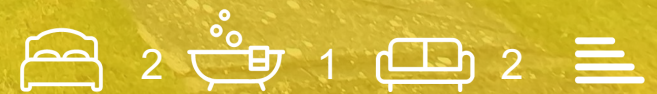


**staniford**  
grays



42A Westlands Way, Leven, Beverley, HU17 5LG

£169,950





# 42A Westlands Way

Beverley, HU17 5LG

- WELL PROPORTIONED TWO BEDROOM HOME
- RECENTLY REFURBISHED
- OFF STREET PARKING TO THE REAR
- IDEAL STARTER HOME OR INVESTMENT
- VILLAGE LOCATION

Positioned in the desirable and peaceful location of Westlands Way, this delightful modern two bedroom terraced property offers an ideal opportunity for first time buyers, downsizers, or investors seeking a well presented home in a welcoming community.

The thoughtfully designed lounge has a front facing bay window and a fire place as well as a useful understairs storage cupboard. An lovely comfortable space for both relaxation and entertaining. Generous proportions and natural light enhance the homely feel, making it the perfect place to unwind. A well appointed brand new kitchen provides ample storage and workspace, with room for dining to suit modern living. Functional and practical, this space offers excellent potential for personalisation.

To there first floor are two good sized bedrooms. Bedroom One is a spacious principal bedroom offering a restful retreat, with ample space for wardrobes and additional furnishings. Bedroom Two is a well sized second bedroom, ideal as a guest room, home office, or nursery, providing flexibility to suit a variety of lifestyles. A recently fitted contemporary bathroom suite serves both bedrooms conveniently.

The property benefits from a charming exterior, with scope to enhance and personalise outdoor space, creating a pleasant area for relaxation or light gardening.

Situated in the popular village of Leven, near Beverley, the property enjoys a friendly community atmosphere while remaining conveniently close to local amenities. Shops, schools, and green spaces are all within easy reach, making it ideal for everyday living.

Get in touch, book your viewing today!



£169,950



## ACCOMMODATION COMPRISES

**ENTRANCE PORCH** 4'0" x 3'1" (1.24m x 0.95m)  
uPVC entrance door with glass panels, carpeted floor and a pendant light fitting.

**LOUNGE** 14'2" x 11'1" (4.33m x 3.40m )  
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, understairs cupboard, fire place with wooden surround, marble hearth and back.

**KITCHEN / DINER** 14'6" x 8'4" (4.42m x 2.56m )  
Wood door with chrome handles, uPVC rear door to the garden, two rear aspect uPVC double glazed windows, laminate floor, central ceiling light, pendant light fitting, integrated four ring gas hob and electric oven with extractor above and a range of wall and base units.

**STAIRCASE AND LANDING** 7'6" x 2'11" (2.31m x 0.89m )  
Carpeted floor, pendant light fitting and a wooden hand rail.

**BEDROOM ONE** 14'2" x 11'9" (4.32m x 3.60m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, airing cupboard and two front aspect uPVC double glazed windows.

**BEDROOM TWO** 9'4" x 8'1" (2.86m x 2.47m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

**BATHROOM** 6'1" x 6'0" (1.87m x 1.85m )  
Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed privacy glass window, low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and mixer shower over, splash back tiles and loft hatch.

**EXTERIOR**  
To the front a flagged path with lawn. To the rear a lawned garden with fence surround and flag path.

**AGENTS NOTE**

EPC & Floorplan to follow

**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



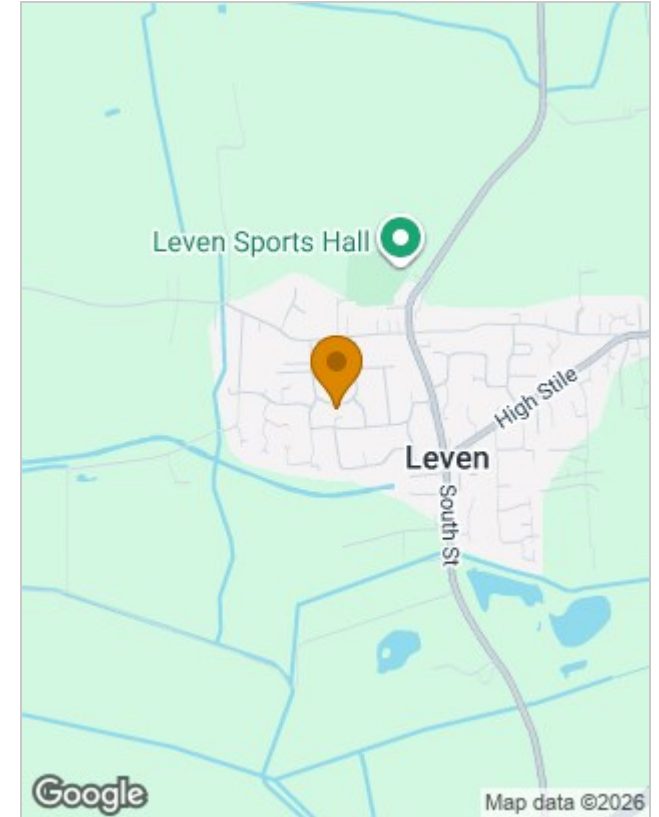
## Viewing

Please contact our Swanland Office Office on 01482 631133 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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	