





The Property Specialists

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59 The Meadows, Leven HU17 5LX
£285,000

- No onward chain
- Detached 3 bedroom bungalow
- Generous sized westerly facing garden
- Double garage and parking
- Flexibility of accommodation
- Sought after village location
- Council Tax Band: D
- EPC Rating: C

This incredibly spacious three-bedroom detached bungalow is available with no onward chain, offering remarkable flexibility in its living space. Nestled in the heart of a highly sought-after village, it occupies a generous plot featuring a west-facing rear garden, perfect for enjoying the afternoon and evening sun .

The appealing layout offers a fantastic opportunity to create a home that perfectly suits your individual needs and lifestyle. In addition to its ample interior, the property also benefits from convenient off-street parking and an extended double garage. This versatile garage has a history of use as both a workshop and a studio, providing even more potential for hobbies or home-based work.

LOCATION

The property is located on the crescent that forms The Meadows, which leads off from Westlands Way in the centre of this much sought after East Yorkshire Wolds village.

Leven itself is a small but steadily growing village which has a friendly community feel. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

15'0" x 9'0" maximum (4.57m x 2.74m maximum)
uPVC obscured glass panelled door opens into a u-shaped entrance hall with laminate flooring, double sized cloaks/storage cupboard with further single storage cupboard to one side. Access to the loft.

OPEN PLAN LIVING/DINING ROOM

21'9" x 11'7" reducing to 10'10" (6.63m x 3.53m reducing to 3.30m)
A very well proportioned room which spans the length of one side of the bungalow and has a window to the front and patio doors to the rear opening onto the westerly facing garden. Laminate flooring. Attractive stone fireplace housing electric fire.

KITCHEN

16'2" x 8'10" (4.93m x 2.69m)
A cottage style kitchen with base and wall storage units, laminate work surfaces and ceramic tiled splashbacks. Four ring gas hob with canopy extractor over. Inset composite sink and drainer. Space and plumbing for dishwasher, washing machine, upright fridge freezer and tumble dryer. Integrated Bosch oven. Laminate flooring and uPVC glass panelled door opening out onto the rear garden.

BEDROOM 1

12'6" x 10'5" (3.81m x 3.18m)
A range of built-in wardrobes. Window overlooking the rear garden.

BEDROOM 2

11'11" x 9'5" (3.63m x 2.87m)
Window to front elevation. Built-in wardrobes.

BEDROOM 3

11'11" x 6'5" (3.63m x 1.96m)
Window to the front elevation. Built-in wardrobes.

BATHROOM

5'5" x 5'5" (1.65m x 1.65m)
With a modern two piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and panelled bath with electric shower over. Fully tiled walls and window to the side elevation.

SEPARATE W.C.

5'5" x 3'2" (1.65m x 0.97m)
Close coupled w.c. and wall hung hand wash basin. Fully tiled walls and window to the side elevation.

OUTSIDE

The property has extensive parking on a gravelled driveway which leads up to the front of the house and continues down the side to the double garage.

The front garden has a large central area of lawn which is surrounded by a flower border.

The rear garden is accessed via either side of the property with a timber gate providing access off the driveway. Westerly facing and with a good level of privacy being surrounded by similar bungalows which do not overlook the property there is also a patio area which runs the entire width of the rear of the bungalow. The garden has a large central area of lawn surrounded by wide and well stocked flower borders with an area to the south waest corner which has been used as a vegetable patch in the past.

GARAGE

28'2" x 9'5" (8.59m x 2.87m)
A double garage with up and over vehicular door from the driveway. Timber courtesy door and two windows to the side elevation. Supplied with light and power and having been used as a workshop/studio in the past.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i2000.