



QUICK & CLARKE
The Property Specialists

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11 West Street, Leven, Beverley HU17 5LE
£179,950

- Huge potential - Requires some modernisation
- Deceptively sized family house
- Central village location opposite shop
- Southerly facing garden
- Off street parking & garage
- Council Tax Band: C
- EPC Rating: D

Offering huge potential a generous sized, clean and tidy family home which requires some modernisation. Situated in a superb position in the centre of the village and opposite the post office and grocery store this appealing property is deceptively generously sized. The current layout has an open plan living dining room, generous sized breakfast kitchen, downstairs cloakroom and large pantry. To the first floor are three bedrooms and a three piece house bathroom. Benefitting from off street parking, garage and a southerly facing garden viewing is highly recommended.

LOCATION

The property is located on West Street close to the centre of the village and opposite the post office and Budgen's grocery store.

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

GROUND FLOOR

ENTRANCE PORCH

4'8" x 3'9" (1.42m x 1.14m)

uPVC glass panelled door and obscured glass window to one side.

LIVING ROOM

13'0" x 11'10" (3.96m x 3.61m)

Open plan into the dining room and bisected by the stairs to the first floor accommodation. A focal point of the room is a Baxi gas fire with back boiler set into a dark wood fireplace with marble hearth and back. Window to the front elevation.

DINING ROOM

16'10" x 10'5" (5.13m x 3.18m)

With patio doors opening onto the rear garden.

KITCHEN

10'6" x 9'10" (3.20m x 3.00m)

A generous range of wall and base storage units with laminate work surfaces and matching peninsular breakfast bar. Four ring electric hob, integrated double oven, stainless steel sink and drainer, space for upright fridge freezer and window overlooking the garden.

DOWNSTAIRS LOBBY

5'6" x 2'9" (1.68m x 0.84m)

Timber door providing access from the side of the property with obscured glass panels.

DOWNSTAIRS CLOAKROOM

Window to side elevation and w.c.

PANTRY / STORE

5'8" x 3'7" (1.73m x 1.09m)

A useful space shelved out for storage.

FIRST FLOOR

BEDROOM 1

15'0" x 8'7" (4.57m x 2.62m)

Window to front elevation. Airing cupboard shelved out for storage with hot water tank.

BEDROOM 2

11'9" x 8'0" (3.58m x 2.44m)

Window to rear elevation.

BEDROOM 3

6'8" reducing to 5'5" x 9'6" reducing to 4'9" (2.03m reducing to 1.65m x 2.90m reducing to 1.45m)

An L-shaped single bedroom with window to side elevation.

BATHROOM

5'5" x 6'7" (1.65m x 2.01m)

Three piece sanitary suite comprising w.c., pedestal hand wash basin and enamelled panelled bath with electric shower over. Fully tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the road with a gravelled driveway which leads over the grass verge. The front garden is enclosed by a post and rail fence to the front, a beech hedge to one side and further close panelled fencing to one side. A tarmac drive provides parking in front of the garage with a lawned garden to one side.

With a southerly aspect the rear garden is generously sized for a property of this type with a central lawn and greenhouse to one side. The rear of the garden has been landscaped in the past with wide and well stocked flower borders and there is also a shed for storage.

GARAGE

18'3" x 8'3" (5.56m x 2.51m)

Up and over door and supplied with light and power.

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 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.
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