















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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4 Linley Close, Leven HU17 5NP

Offers Over £200,000

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- Detached bungalow
- 663 square feet
- Two bedrooms
- Recently refurbished
- Great village location
- Excellent amenities
- Off street car parking
- Gardens to front and rear
- Central heating and double glazing
- Council Tax Band: C EPC Rating: D

A lovely light and spacious two bedroom detached bungalow which has recently been the subject of refurbishment works and now offers the potential to create a wonderful home. Leven is an extremely popular residential village with a good range of amenities including shops, public houses and doctor's surgery and this bungalow is situated in the heart of the village. The property offers gardens front and rear along with off street car parking and single garage.

LOCATION
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

ALL GROUND FLOOR

ENTRANCE LOBBY
PVCu sealed unit double glazed door.

HALLWAY
Timber effect floor and radiator.

LIVING ROOM
18'6" x 12'0" (5.64m x 3.66m)
Timber effect fireplace with polished stone inset and hearth. PVCu sealed unit double glazed bay window to front, PVCu sealed unit double glazed French doors to rear garden and radiator.

KITCHEN
12'3" x 7'10" (3.73m x 2.39m)
Modern base and eye level units with timber effect roll edge work surfaces incorporating an electric oven and hob, single drainer sink unit and wall mounted gas fired central heating boiler. Timber effect flooring, PVCu sealed unit double glazed window and door to outside.

BEDROOM 1
12'0" x 9'9" (3.66m x 2.97m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2
10'6" x 9'9" (3.20m x 2.97m)
PVCu sealed unit double glazed window and radiator.

BATHROOM
6'3" x 5'5" (1.91m x 1.65m)
Panelled bath with shower over, wash basin and low level w.c. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
To the front of the property is a lawned garden with off street car parking facility and side driveway leading to a pre-cast concrete single garage.

The rear garden also has a grass lawn as well as an artificial grassed area and raised planting beds.

SINGLE GARAGE
Single pre-cast concrete garage with up and over door.

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 PVCu double glazing.

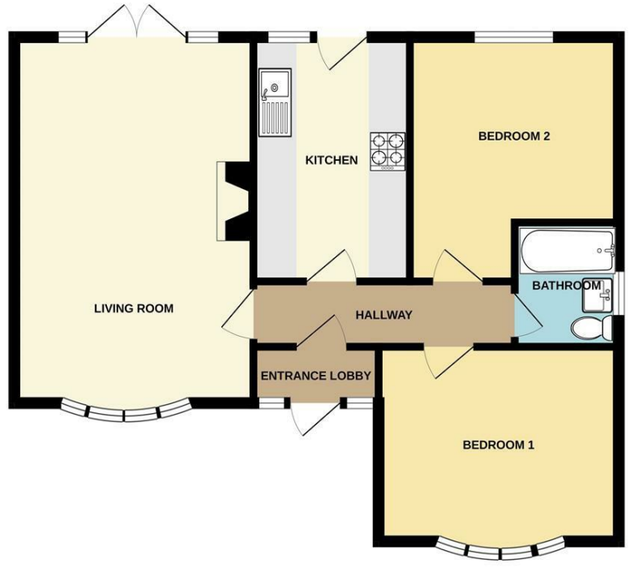
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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

GROUND FLOOR



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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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.