



QUICK&CLARKE
The Property Specialists

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24 Barley Gate, Leven, Beverley HU17 5NU
£220,000

- Three double bedrooms & two reception rooms
- Modern kitchen and bathroom
- Flexibility of a ground floor bedroom with WC adjacent
- Open plan dining kitchen
- Generous sized garden
- Off street parking and garage
- Council Tax Band: B
- EPC Rating: D

A very well proportioned and well laid out family house which offers the flexibility of a ground floor bedroom with cloakroom adjacent. Offering two reception rooms including an open plan dining kitchen overlooking the generous sized garden the property is modern with an attractive kitchen and a first floor bathroom. Having been updated in recent times with the addition of a modern gas boiler, the property also has off street parking and garage. Situated in this highly regarded East Yorkshire village ideal for Beverley and also the East Coast, viewing is highly recommended.

LOCATION

Leven provides a peaceful village lifestyle with essential local shops, pubs and access to doctor's services fostering a strong community atmosphere. The village offers primary education with secondary schooling available in nearby towns. Its location allows for convenient access to Beverley (approximately 6 miles), an historic market town and the larger City of Hull (approximately 14 miles) with its extensive amenities and the coastal town of Hornsea (approximately 7 miles) known for its beaches.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Of an L shape and with uPVC glass panelled front door, attractive grey laminate flooring and stairs to the first floor accommodation with large storage cupboard under.

LOUNGE

17'2" x 10'0" (5.23m x 3.05m)

A well proportioned room, the focal point being a stone fireplace housing gas living flame fire. Window to the front elevation.

OPEN PLAN DINING KITCHEN

18'8" x 13'2" reducing to 9'4" (5.69m x 4.01m reducing to 2.84m)

A very well proportioned open plan dining kitchen which overlooks the rear garden. The kitchen offers a good range of wall and base storage units with cream fronts and laminate work surfaces, one and a half bowl stainless steel sink and drainer, four ring gas hob with canopy extractor over, ceramic tiled splashbacks, integrated oven, space and plumbing for washing machine, laminate flooring and French doors opening onto the rear garden.

BEDROOM 3/STUDY

8'8" x 8'2" (2.64m x 2.49m)

A double bedroom which offers flexibility of use having the w.c. adjacent.

W.C.

5'4" x 2'5" (1.63m x 0.74m)

With a two piece sanitary suite comprising low level w.c., wall hung hand wash basin, partial wood panelled walls and window to side elevation.

FIRST FLOOR

LANDING

9'10" x 8'2" (3.00m x 2.49m)

A wide and bright landing. Window to side elevation.

BEDROOM 1

11'2" x 10'11" (3.40m x 3.33m)

Window to front elevation.

BEDROOM 2

13'1" x 8'3" (3.99m x 2.51m)

Window to rear elevation and large shelved-out storage cupboard which also houses the modern gas boiler.

BATHROOM

8'2" x 5'11" maximum (2.49m x 1.80m maximum)

With a three piece sanitary suite comprising panelled bath with electric shower over, pedestal hand wash basin and close coupled w.c. Fully tiled walls and floor. Heated towel rail and laminate flooring.

OUTSIDE

The property is set back from the road with parking both to the front and side of the property leading up to the garage which has up and over door and side courtesy door.

The rear garden is generously sized for a property of this type and has the benefit of skirting the Primary School playing fields to the rear. Largely laid to lawn the flower borders have been laid under gravel for ease of maintenance.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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