

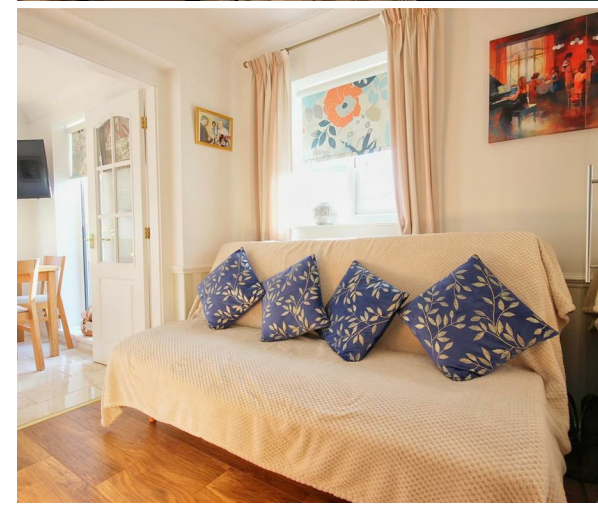


Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
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35 South Parade, Leven, HU17 5LJ
Offers in the region of £217,500



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

- Immaculate bungalow
- Modern shower room
- Re-covered roof
- Single Garage

- Modern kitchen with appliances
- Sun room
- Plenty of parking
- Energy Rating - TBC

LOCATION

This property fronts onto South Parade which leads between West Street and The Meadows within the popular village of Leven.

Leven is a charming and increasingly popular residential village, home to a thriving parish community of over 1,800 people. Combining a peaceful village atmosphere with excellent commuter links, it is ideally positioned within easy reach of the historic market town of Beverley, the popular seaside resorts of Hornsea and Bridlington, and the vibrant city of Hull. Leven offers a good range of everyday amenities, including local shops, a well-regarded primary school, two welcoming public houses, and an active sports and social club that sits at the heart of community life. With its growing appeal, convenient location, and strong sense of community, Leven is an attractive place to live for families and commuters alike.

ACCOMMODATION

The accommodation has mains gas central heating from a recently upgraded Combi boiler via hot water radiators, a recently renewed roof including UPVC fascias and soffits, UPVC double glazing and is arranged on one floor as follows:

L SHAPED ENTRANCE HALL

With UPVC front entrance door, downlighting to the ceiling, access hatch to the roof space, laminate flooring, one central heating radiator and double doors lead to:

LOUNGE

11'8" x 16'6"
With a bow window to the front, an electric fire incorporating an inset and hearth with fire surround, dado rail, two wall light points and one central heating radiator.

KITCHEN

11'10" x 9'5"
With a good range of modern base and wall units incorporating contrasting worksurfaces and an inset 1 1/2

bowl stainless steel sink unit, integrated fridge freezer, dishwasher, plumbing for an automatic washing machine, a built in oven and split level hob with cooker hood over, a matching cupboard housing the central heating boiler, tiled splashbacks, laminate flooring, downlighting to the ceiling and a ladder radiator.

BEDROOM 1 (REAR)

9'10" (net) x 11'
With full height fitted wardrobes along one wall incorporating sliding fronts, dado rail and one central heating radiator.

BEDROOM 2 (REAR)

7'11" x 8'10"
Currently used as a sitting / dining room. With dado rail, laminate flooring, one central heating radiator and double doors leading to:

SUN ROOM

16'2" x 6'11"
With picture windows overlooking the rear garden and side patio, ceramic tile floor covering, double French doors to the garden, two wall light points and one central heating radiator.

SHOWER ROOM/W.C.

6'6" x 4'11"
With a modern suite comprising of a walk in shower, pedestal wash hand basin, low level W.C., downlighting to the ceiling, full height tiling to the walls and a ladder towel radiator.

OUTSIDE

The property sits within a corner plot and enjoys a generous frontage with lawned foregarden and a wide block paved parking drive which provides plenty of off-street parking and leads to a single detached garage with up and over main door, power and light laid on.

A block paved patio adjoins the immediate side of the property and to the rear is a further patio with lawned

garden beyond, a number of shrubs and planting. There is also external lighting and an outside cold water tap.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band B.

