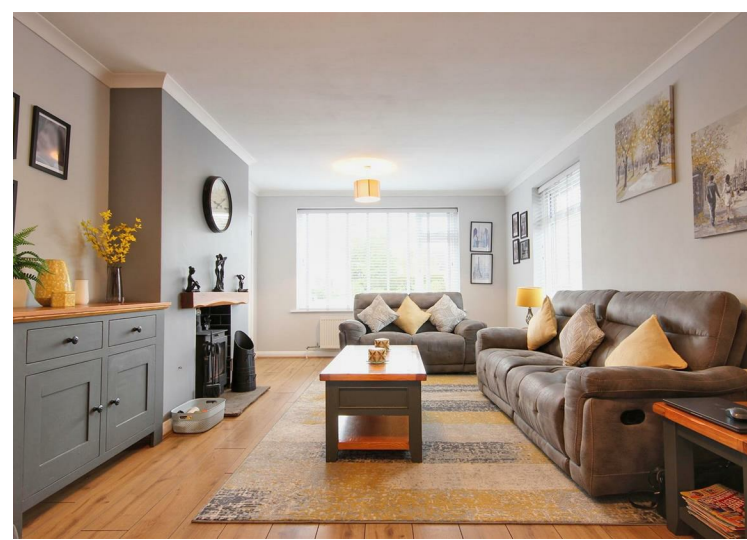


**Quick & Clarke**  
PROPERTY SPECIALISTS

2 Market Place, Hornsea,  
East Riding of Yorkshire HU18 1AW  
Tel: 01964 537123 | Email: hornsea@qandc.net  
www.quickclarke.co.uk



**100 Westlands Way, Beverley HU17 5LQ**  
**Offers in the region of £255,000**

- Well presented, spacious true bungalow
- 19ft lounge
- Spacious dining kitchen
- Built in kitchen appliances
- Two double bedrooms
- Modern shower room
- Well secluded garden to rear
- Garage
- Twin parking drives
- Energy Rating - TBC

#### LOCATION

This property fronts onto Westlands Way which leads from South Street, well positioned for access to the local village amenities.

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 via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

#### OPEN PORCH

#### ENTRANCE HALL

With a built in storage cupboard, laminate flooring, access hatch to the roof space, one central heating radiator and doorways to:

#### LOUNGE

11'11" x 19'5" (3.63m x 5.92m)

With a multi-fuel stove set in a recess with timber mantle over, dual aspect windows, laminate flooring and two central heating radiators.

#### DINING KITCHEN

10'8" x 19'5" (3.25m x 5.92m)

With a good range of base and wall units incorporating contrasting worksurfaces and tiled splashbacks, an inset sink unit, built in double oven and microwave, integrated fridge and dishwasher, ceramic hob with cooker hood over, downlighting top the ceiling, laminate flooring, personal door leading to the garage and one central heating radiator.

#### BEDROOM 1 (REAR)

11'11" x 14'2" (3.63m x 4.32m)

With full height wardrobes along one wall incorporating sliding fronts and one central heating radiator.

#### BEDROOM 2 (REAR)

10'8" x 11'10" (3.25m x 3.61m)

With double French doors leading to the rear garden and one central heating radiator.

#### BATHROOM / W.C.

6'4" x 8' (1.93m x 2.44m)

With a large independent shower cubicle, pedestal wash hand basin, low level W.C., tiling to the walls and a ladder towel radiator.

#### OUTSIDE

The property fronts onto an easy to maintain foregarden with block paving and a dwarf walled frontage with twin driveways, one of which leads to an on-built single garage (9'8" x 24'7") with up and over main door, personal door to the dining kitchen and rear doorway leading to the rear garden, power and light laid on.

To the rear is a paved patio with a mainly lawned garden beyond and there is an additional patio area to the rear of the garage. There is also external lighting and 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 C

# FLOOR PLAN

# TO FOLLOW

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.