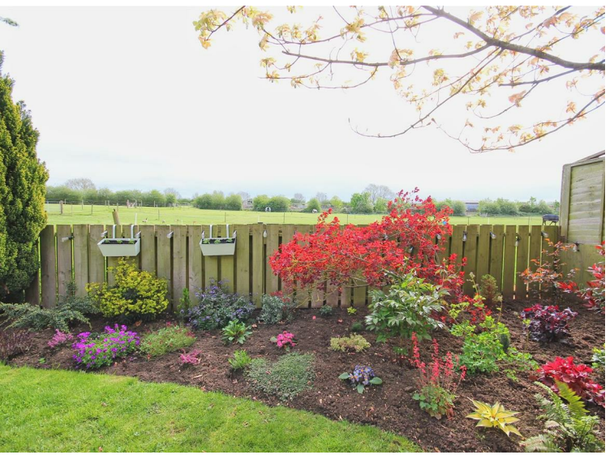

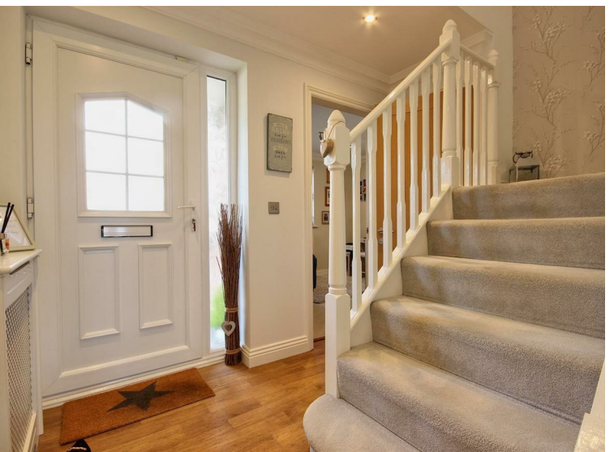

Quick & Clarke

PROPERTY SPECIALISTS

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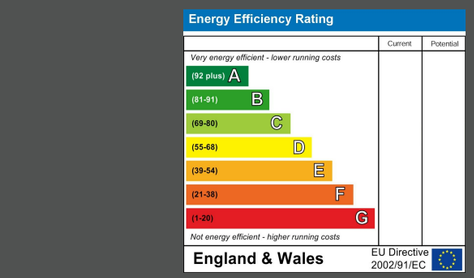

4 The Bryants, Leven, HU17 5QD

Offers in the region of £365,000

- Immaculate detached home
- Dining kitchen
- Master bedroom with en-suite
- Double garage
- Open paddocks adjoining rear
- Two reception rooms
- Utility room
- Excellent parking provision
- Beautiful rear garden
- Energy Rating - TBC

LOCATION
This property enjoys a cul-de-sac location on The Bryant's which leads off The Orchard from High Stile. The property enjoys a lovely outlook to the rear over adjoining paddocks.

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, solid oak internal doors and is arranged on two floors as follows:

CANOPY PORCH

ENTRANCE HALL
9' x 9'1"
With a UPVC double glazed front entrance door, vinyl flooring, stairs leading off incorporating a large built in storage cupboard under, downlighting to the ceiling and one central heating radiator.

CLOAKS / W.C.
With a low level W.C., wash hand basin, vinyl flooring and one central heating radiator.

LOUNGE
10'9" x 18'5" plus a bay window to the front
With UPVC double glazed French doors to the rear garden, a gas fire set in a conglomerate hearth and inset with matching surround and two central heating radiators.

DINING KITCHEN
15'11" x 8'9"
With a good range of base and wall units incorporating contrasting worksurfaces and matching splashbacks, an inset sink unit, integrated oven and microwave oven above, gas hob with cooker hood over, integrated fridge freezer and dishwasher, downlighting to the ceiling, LVT flooring, double French doors to the garden, one central heating radiator and open square arch to:

UTILITY ROOM
5'8" x 6'
With base and wall units incorporating worksurfaces and matching splashbacks, plumbing for an automatic washer and space for a tumble dryer, downlighting to the ceiling, laminate flooring, wall mounted central heating boiler, composite side entrance door and one central heating radiator.

OFFICE / SNUG
10'4" x 8'6"
With dual aspect windows and one central heating radiator.

FIRST FLOOR
With an access hatch leading to the roof space, downlighting to the ceiling, built in cylinder / airing cupboard, one central heating radiator and doorways to:

MASTER BEDROOM
8'8" x 10'4"
With one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM
5'7" x 5'11"
With a modern suite comprising of a vanity unit housing the wash hand basin, low level W.C., independent shower cubicle, full height tiling to the walls, ceramic tile floor covering, downlighting to the ceiling and a ladder towel radiator.

BEDROOM 2 (REAR)
10'10" x 9'3"
With one central heating radiator.

BEDROOM 3 (REAR)
8'11" x 8'10"
With fitted wardrobes along one wall and one central heating radiator.

BEDROOM 4 (FRONT)
7'7" x 8'8"
With a built in storage cupboard and one central heating radiator.

BATHROOM / W.C.
8' x 5'8"
With a vanity unit housing the wash hand basin and a concealed cistern / W.C., a panelled bath with mixer taps and rain shower over and screen above, downlighting to the ceiling, laminate flooring and a ladder towel radiator.

OUTSIDE
The property fronts onto an attractive foregarden which incorporates a number of mature shrubs and block paved pathways with a matching double width side drive providing plenty of parking for up to six vehicles and leading to the double garage with up and over main door, side personal door, power and light laid on.

To the rear is a particularly attractive garden with mature borders and a number of trees, there is a block paved patio and matching pathways with a central lawn. The garden enjoys a great deal of seclusion and adjoins open paddocked land beyond. There are also external lights, outside cold water tap and power points.

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 D.

FLOOR PLAN

TO FOLLOW