





The Property Specialists

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**81 West Street, Leven HU17 5LR**  
**Offers in the region of £415,000**



- Stunning Home
- Well Fitted Dining Kitchen
- Modern Bathroom
- Southerly Rear Aspect
- Plenty of Parking
- Two Reception Rooms
- Three Bedrooms
- Generous Well Secluded Gardens
- Triple Garage
- Energy Rating: C

A simply stunning property which must be viewed, enjoying a lovely edge of village location set in generous gardens with plenty of parking, triple garaging and open fronted barn with adjoining store.

### LOCATION

This property is located in an area of Leven known as Little Leven fronting onto West Street which leads towards Leven airfield on the fringe of this popular village.

Leven itself is a small but steadily growing residential/commuter village which has a current parish population of over 1,800. 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 primary school, two Public Houses, and a sports / social club to name but a few of the local amenities.

### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC sash style windows to all but the Velux roof lights which are double glazed with hardwood frames and is arranged on two floors as follows:

### SOLID OAK CANOPY PORCH

### ENTRANCE HALL

3'1" x 10'11" (0.94m x 3.33m)  
With composite front entrance door, stairs leading off, understairs storage space and one central heating radiator.

### LOUNGE

11'1" deepening to 14'2" x 10'9" (3.38m deepening to 4.32m x 3.28m)  
With a wood burning stove set in a recess with a painted surround, downlighting to the alcove, bespoke blinds and one central heating radiator.

### DINING ROOM

11' x 10'11" (3.35m x 3.33m)  
With feature beam ceiling, bespoke blind to the window, one central heating radiator and double French doors lead to the kitchen.

### DINING KITCHEN

17'8" x 14'11" overall (5.38m x 4.55m overall)  
With an extensive range of fitted base and wall units incorporating Quartz work surfaces with an inset sink, built in Neff double oven and split level induction hob with extractor hood over, integrated fridge freezer, dishwasher, tiled splashbacks, two double glazed Velux roof lights, lovely views over the rear garden, concertina patio doors, downlighting to the ceiling and one central heating radiator.

### SIDE PORCH

7'10" x 6'3" (2.39m x 1.91m)  
With composite side entrance door, double glazed Velux roof light and windows overlooking the rear garden, LVT flooring and doorways to:

### UTILITY CUPBOARD

With plumbing for an automatic washer and space for a tumble dryer and housing the wall mounted central heating boiler.

### CLOAKS/W.C.

With low level W.C., pedestal wash hand basin, LVT flooring and a towel radiator.

### FIRST FLOOR

### LANDING

With doorways to:

### BEDROOM 1

14'6" x 10'11" (4.42m x 3.33m)  
With bespoke blinds to the window and one central heating radiator.

### BEDROOM 2

11'2" x 10'10" overall (3.40m x 3.30m overall)  
With bespoke blinds and one central heating radiator.

### BEDROOM 3

11'1" x 6'11" (3.38m x 2.11m)  
Currently used as a home office and dressing room. With a lovely outlook over the rear garden and one central heating radiator.

### BATHROOM/W.C.

8'5" x 6'8" (2.57m x 2.03m )  
With a modern suite comprising of a twin ended bath with mixer taps and plumbed shower over with screen above, pedestal wash hand basin, low level W.C., full height tiling to the walls, ceramic tile floor covering, downlighting to the ceiling and a ladder towel radiator.

### OUTSIDE

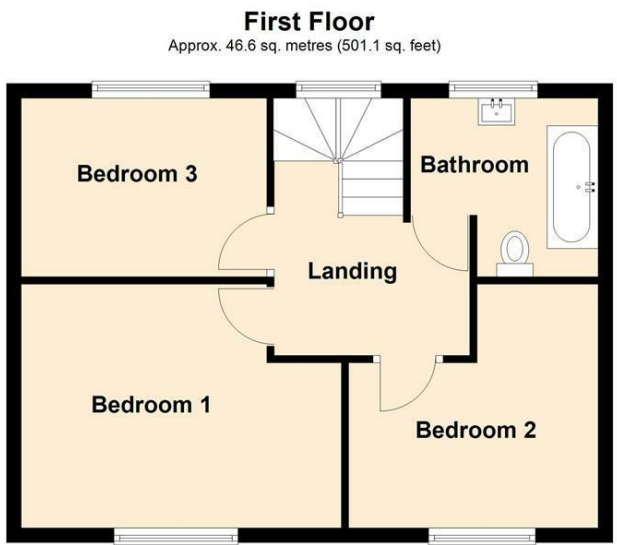
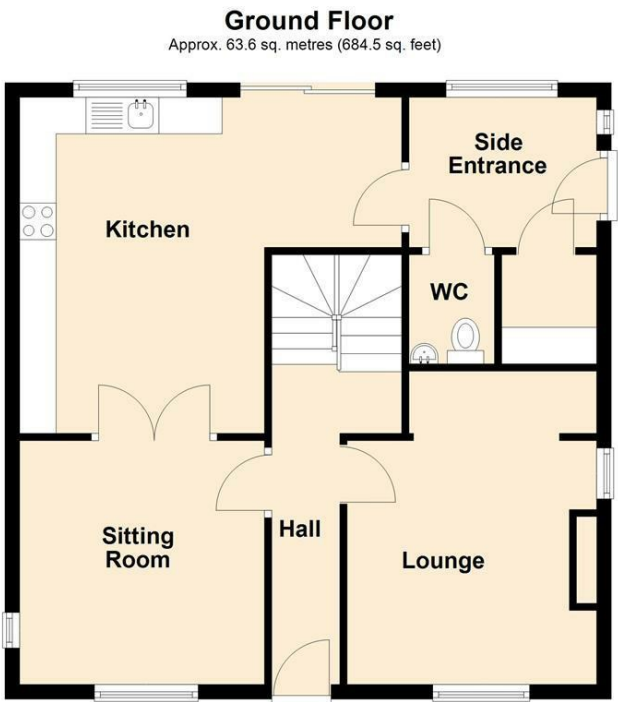
The property fronts onto a small foregarden with a walled frontage to West Street and there is a parking drive providing plenty of parking in front of a triple

garage (28'6" x 18'1") with twin automated front doors and personal door leading to the workshop area. There is power and light laid on.

The to the rear is a particularly generous garden with an extensive Indian sandstone patio which enjoys a walled frontage providing plenty of privacy and leading to an open fronted barn (14' x 9'7") with a wood burning stove set in a brick chimney breast, power and light laid on. Beyond the terrace is a generous lawned garden which enjoys a great deal of privacy. There is also an external well with cover, outside cold water tap and external lighting.

### COUNCIL TAX

The property is in band C for council tax purposes.



Total area: approx. 110.2 sq. metres (1185.6 sq. feet)

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.