Quick & Clarke

PROPERTY SPECIALISTS

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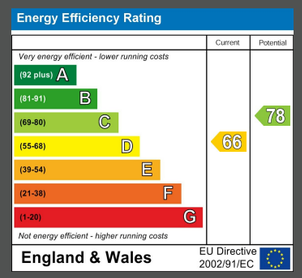

Lane Head 82 East Street, Leven, East Yorkshire, HU17 5NG

Offers in the region of £279,950

- Individual detached house
- Lounge & Dining Kitchen
- Modern bathroom
- Generous Corner Plot
- No Chain
- Modernised throughout
- 3 double bedrooms
- Private Driveway & Integral Garage
- Must be viewed
- Energy Rating - D

LOCATION
This property is located at the corner of East Street and High Stile, on the eastern side of the 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 double glazing, solid oak internal doors and is arranged on two floors as follows:

CENTRAL HALL
9' x 15'11" overall
With a built in cloaks cupboard, stairs leading off with cupboard under, laminate flooring, composite front and rear entrance doors and one central heating radiator.

CLOAKS/W.C.
With a white suite comprising a low level w.c. and combined sink.

LOUNGE
11'11" x 15'
With a wall mounted electric fire, laminate flooring, one central heating radiator and double sliding doors lead to the dining kitchen.

DINING KITCHEN
15' x 10'5"
With a good range of modern base units with worksurfaces and matching splashbacks, inset sink unit, built in oven and split level ceramic hob with cooker hood over, integrated fridge and freezer, plumbing for automatic washer, downlighting to the ceiling, laminate flooring and a column radiator.

FIRST FLOOR

LANDING
With a built in airing cupboards, access hatch to the roof space and one central heating radiator.

BEDROOM 1 (REAR)
15' x 15'1"
With one central heating radiator.

BEDROOM 2 (FRONT)
15' x 10'5"
With one central heating radiator.

BEDROOM 3 (SIDE)
8' x 10'3" overall
With one central heating radiator.

BATHROOM/W.C
7'11" x 5'6"
With a modern suite comprising a panelled bath with plumbed shower and shower screen above, vanity unit housing a wash hand basin, low level w.c. water proof panelling to the bath area, and a ladder style hot towel rail.

OUTSIDE
A concreted driveway provides parking for several vehicles and leads to an integral single GARAGE 8'1" x 16'6" with an up and over door, power and light laid on.

There are gardens to two sides with mature screening and patio areas along with a lawn, attractive planting and trees. There is also an outside cold water tap, external power points and a useful lean to store to the side of the property.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property 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.

Total area: approx. 111.2 sq. metres (1197.3 sq. feet)