



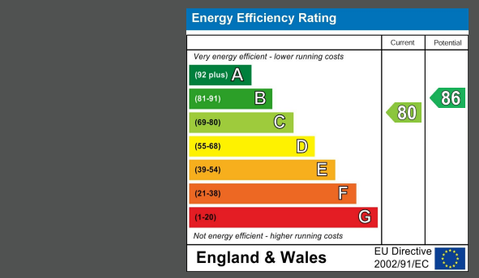




Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net



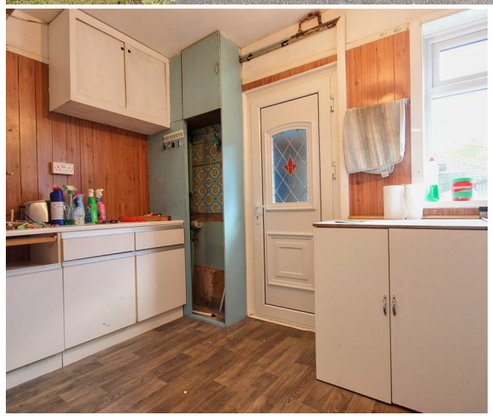
15 Trinity Close, Leven, HU17 5NN

Offers in the region of £84,950













- Spacious Airey House
- Three Bedrooms
- Plenty of Parking
- Super Opportunity
- In Need of Modernisation / Refurbishment
- Set in a Generous Plot
- Cul-De-Sac Location
- Energy Rating - C

LOCATION
This property is located on Trinity Close, which is accessed of High Stile on the South side of this popular village.

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.

AIREY HOUSES
The design was developed by Leeds based builder Sir Edwin Airey and designed by Frederick Gibberd in the aftermath of the Second World War, built on Airey's earlier experience with concrete housing. A total of 26,000 Airey houses were built in the period 1945-55. The Airey house design is a 'kit of parts' that can be used to build a variety of house sizes and layouts. The most common type of Airey house has a fairly large dwelling layout intended originally for farm labourers' cottages, designed as 'Rural' which may be North or South facing.

Airey house structures consist of precast concrete (PRC) storey height columns clad with concrete panels in a ship-lap arrangement. They are deemed to be of a non standard construction which makes the sourcing of mortgages difficult unless they have had remedial works and have a PRC Certificate. Further information can be sourced from Michael Dyson Associates https://www.nontraditionalhousing.co.uk/contact/

ACCOMMODATION
The accommodation has mains gas central heating via hot water radiators, UPVC double glazing, solar panels and is arranged on two floors as follows:

ENTRANCE HALL
13'6" x 6'11"
With a UPVC entrance door, stairs leading off and one central heating radiator.

OPEN PLAN LIVING / DINING ROOM
25'10" x 10'11"
With an electric fire incorporating a tiled hearth and inset with surround, built in cupboard and two central heating radiators.

KITCHEN
6'11" x 11'11"
With base and wall units, base for a slot in electric cooker, stainless steel sink unit and a UPVC entrance door leading to the rear porch.

REAR PORCH
With a brick built store with plumbing for a washing machine, and a separate W.C.

FIRST FLOOR

LANDING
With an access hatch to the roof space and doorways to:

BEDROOM 1
13'9" x 10'10"
With built in storage cupboards to either side of the chimney breast and one central heating radiator.

BEDROOM 2
11'11" x 10'11"
With a built in cupboard which houses a modern central heating boiler and one central heating radiator.

BEDROOM 3
10'7" x 6'11"
With a built in storage cupboard and one central heating radiator.

BATHROOM / W.C.
6'1" x 6'11"
With a bath incorporating electric instant shower over, wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

OUTSIDE
The property fronts onto a generous foregarden and there is a long parking drive which leads past the property providing access to the rear garden where there is a large workshop (9'7" x 20'2") with adjoining lean-to store, power and light laid on.

To the rear is a generous garden with a garden store a generous lawned garden beyond.

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 A.



Total area: approx. 98.3 sq. metres (1058.0 sq. feet)