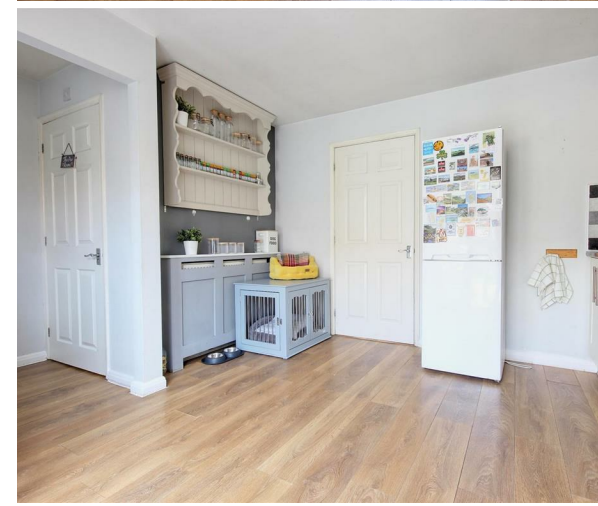


Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
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7 Theasby Way, Leven, East Yorkshire, HU17 5QF
Price £165,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Three Bedroomed Home
- Utility Room
- Modern Bathroom
- Easy to Maintain Gardens to Rear

- Lounge & Dining Kitchen
- Cloaks/w.c
- Block Paved Parking Drive
- Energy Rating: C

ENTRANCE HALL

With stairs leading off, composite front entrance door, laminate flooring and one central heating radiator.

LOUNGE

11'8" x 14'11"

With an understairs storage cupboard, laminate flooring, recess for an electric stove with timber mantle over and one central heating radiator.

DINING KITCHEN

11'7" x 11'7"

With fitted base and wall units incorporating work surfaces with an inset stainless steel sink unit and tiled splashbacks, built in oven with split level hob and cooker hood over, double French doors to the garden, laminate flooring, one central heating radiator and open arch to:

UTILITY ROOM

4'2" x 5'4"

With work surfaces and built in base cupboard, wall mounted central heating boiler, plumbing for an automatic washing machine, tiled splashbacks and one central heating radiator.

CLOAKS/W.C.

With a pedestal wash hand basin incorporating a feature tiled splashback, low level W.C., laminate flooring and one central heating radiator.

FIRST FLOOR

LANDING

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

BEDROOM 1 (FRONT)

12'10" x 10'8" (net)

With fitted wardrobes along one wall and one central heating radiator.

BEDROOM 2 (REAR)

8'3" x 11'6"

With panelling to the walls and one central heating radiator.

BEDROOM 3 (REAR)

6'3" x 8'4"

With one central heating radiator.

BATHROOM/W.C.

8'4" x 5'1"

With a modern suite comprising of a panelled bath with mixer taps with screen above and hand shower over, pedestal wash hand basin, low level W.C., part tiling to the walls, downlighting to the ceiling and one central heating radiator.

OUTSIDE

The property fronts onto a blocked paved parking drive with a hand gate along the side of the property leading to the rear garden.

To the rear is a paved patio with bin store and beyond this is an artificial lawn for ease of maintenance. There is also an outside cold water tap and external lighting.

