



**24 The Vineyards, Leven HU17 5LD**  
**Offers in the region of £219,950**

- Superbly Appointed Bungalow
- Must be Viewed
- Recently Fitted Kitchen with Appliances
- Lounge & Dining Room
- Modern Bathroom
- Fitted Master Bedroom
- Plenty of Parking and Garage
- No Onward Chain
- Well Secluded Garden to Rear
- Energy Rating - D

#### LOCATION

The bungalow is located on The Vineyards which leads of South Carrs on the western 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.

#### ACCOMMODATION

The accommodation has smart electric heating via radiators which can be either controlled via an APP or manually, Upvc double glazing, Upvc facias and soffits and is arranged on one floor as follows:

#### ENTRANCE HALL

6'9" x 9'9" overall (2.06m x 2.97m overall)  
With a UPVC front entrance door, access hatch to the roof space which which part boarded with a folding loft ladder and light laid on, a built in cylinder cupboard and an electric radiator.

#### LOUNGE

10'7" x 14'4" (3.23m x 4.37m)  
With an electric fire set in a tiled hearth and inset with timber surround, two wall light points, double French doors leading to the rear garden, electric radiator and open arch leading to:

#### DINING ROOM

7'10" x 9'5" (2.39m x 2.87m)  
With a delft rack and an electric radiator.

#### KITCHEN

7'10" x 11' (2.39m x 3.35m)  
With a recently fitted modern kitchen with base and wall units incorporating contrasting worksurfaces and glass splashbacks, an inset 1 1/2 bowl ceramic sink unit, built in oven and split level ceramic hob with cooker hood over, integrated fridge freezer and washing machine, laminate flooring, an electric radiator and UPVC side entrance door.

#### BEDROOM 1 (REAR)

11'5" x 10'8" (3.48m x 3.25m)  
With an excellent range of fitted bedroom furniture including wardrobes, top storage cupboards, bedside tables with display shelves above along with a matching dressing table incorporating drawers and there is an electric radiator.

#### BEDROOM 2 (FRONT)

8'2" x 9'10" (2.49m x 3.00m)  
With an electric radiator.

#### BATHROOM / W.C.

6'8" x 6'1" (2.03m x 1.85m)  
With a modern suite comprising of a panelled bath with plumbed shower over and screen above, pedestal wash hand basin, low level W.C., full height tiling to the walls, downlighting to the ceiling and an electric radiator.

#### OUTSIDE

The property fronts onto a pleasant foregarden which is mainly lawned with a concrete driveway leading along the side of the bungalow to a detached single garage (8'11" x 18'1") with up and over main door, power and light laid on.

To the rear is a well secluded garden with a generous patio and a lawned garden beyond and a number of shrubs and trees. There is also a garden shed, outside cold water tap and external lighting.

#### 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 C.



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.