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Warren Drive Leven Beverley, HU17 5PD

Found in the charming village of Leven, Beverley, this delightful semi detached four-bedroom house on Warren Drive is a spacious family home that must be viewed to be fully appreciated. The property boasts a generous reception room, perfect for family gatherings or entertaining guests.

One of the standout features of this home is its proximity to the coast, allowing for leisurely seaside strolls and the enjoyment of coastal activities. The village itself is well-equipped with a variety of amenities, including a school and a doctor's surgery, making it an ideal location for families seeking convenience and community.

Additionally, the property offers ample off-street parking, ensuring that you and your guests will never have to worry about finding a space. This home combines comfort, space, and a prime location, making it a perfect choice for those looking to settle in a welcoming village environment. Don't miss the opportunity to make this lovely house your new home.

Tax Band: B - EPC: B - Tenure: Freehold

£218,000

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Entrance Hall

5'6" x 4'11" (1.69 x 1.52)

Double glazed door plus LVT flooring, Electric consumer unit and doors to cloakroom also living room.

Cloakroom

4'10" x 3'6" (1.49 x 1.09)

LVT flooring plus extractor fan and radiator. Low level W.C also pedestal hand wash basin.

Living Room

14'9" x 10'8" (4.50 x 3.26)

Window creating a bright, airy room overlooking the extensive front drive. Carpeted flooring and oak double doors leading to the kitchen, creating an open living space.

Kitchen Diner

14'1" x 11'11" (4.30 x 3.64)

Stylish fitted wall and base units dressed with work surfaces creating ample work top space. Boasts a sink plus drainer complimented by a mixer tap. Integrated dishwasher as well as fridge / freezer. Electric oven and gas hob boasting an extractor hood and splashback. Space for a washing machine. Double oak doors lead to storage space. Patio doors leading to rear garden from the dining area.

Inner Hall

Hall leading to the first floor nestled between the kitchen and living room. Staircase to first floor.

First floor landing

12'9" x 6'6" (3.91 x 1.99)

Spindled banister and carpeted flooring with window to the rear aspect. Doors to bedrooms and bathroom.

Bedroom 1

13'9" x 7'4" (4.20 x 2.24)

Double glazed window with views of the front aspect and carpeted flooring. Oak door and a radiator creating a warm, light, airy room.

Bedroom 2

9'1" x 9'1" (2.79 x 2.78)

Double glazed window with views of the front aspect and carpeted flooring. Oak door and a radiator .

Bedroom 3

9'0" x 5'8" (2.75 x 1.74)

Carpeted flooring with double glazed window overlooking the rear garden. Oak door leading to the Jack and Jill bathroom. Oak sliding door interconnecting with bedroom 4 / dressing room.

Bedroom 4 / Dressing Room

8'1" x 9'3" (2.48 x 2.83)

Carpeted flooring and window to rear aspect. Oak sliding door giving access to bedroom three also oak door to landing. Currently used as a bedroom but can be used as a dressing room for bedroom 3.

Jack and Jill Bathroom

8'0" x 7'10" (2.44 x 2.41)

LVT flooring plus door to bedroom 3 also a door to the landing. Panelled bath plus vanity unit and hand wash basin. Low level W.C as well as a heated towel rail. Boasts a step in shower cubicle and part tiled walls.

Front Garden

Pebbled drive with space for four cars. Shrubbed boarder plus space for refuse bins. Fenced boundary to the right and open shared drive to the left. Access to rear garden through a gate at the side of the house.

Rear Garden

Fenced boundaries with mainly lawned area. Patio and paved path at the side of the house leading to the front garden.

About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new,

we deliver a level of service that's as supportive as it is results-driven.

From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

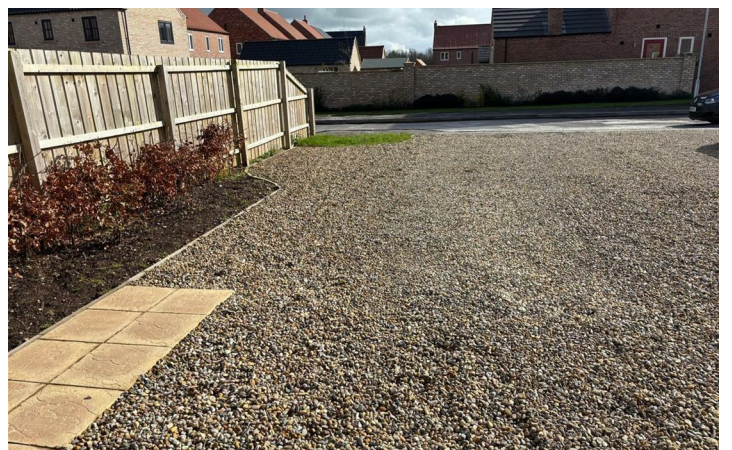
Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

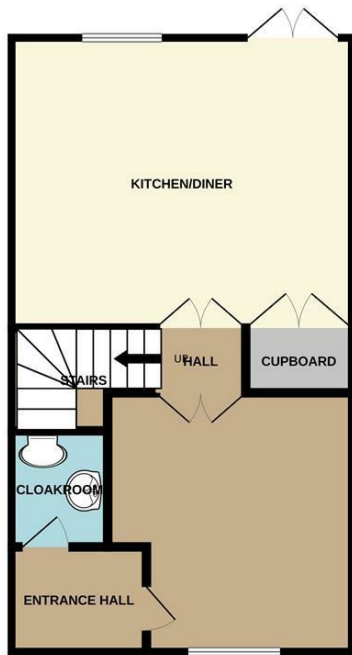
- Good sized newly built family home located in quiet area of Leven
- Low maintenance gardens
- Ground floor cloakroom
- Good commuter transport to Beverley or Kingston upon Hull.
- Spacious front garden with parking for several cars
- Stylish well equipped kitchen diner
- Catchment area for Hornsea Secondary school
- Rear garden access down the side path.
- Fantastic family home ideal for first time buyer or a growing family
- Short distance to the east coastal town of Hornsea



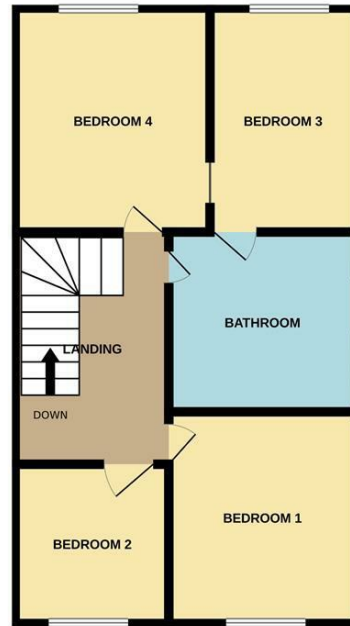


Floor Plan

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		84	
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	