



3 The Bryants
Leven, East Yorkshire HU17 5QD
Offers over £210,000

W&P WOOLLEY
& PARKS

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A BEAUTIFULLY PRESENTED HOME IN A SOUGHT AFTER VILLAGE LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Occupying a very pleasant cul-de-sac position in this well-served village, situated between Beverley and the East Yorkshire Coast, this attractive semi-detached home really is a MUST-SEE! The property is beautifully presented inside and out, with modern fixtures and fittings, stylish décor and a wonderful plot offering driveway parking, single garage and a sunny, west-facing rear garden. The accommodation briefly comprises Entrance Hall with Downstairs WC, Lounge and a superb Dining Kitchen with Utility and bi-fold doors opening to a decked sun terrace at ground floor level, with three good Bedrooms, En-Suite Shower Room to the Main Bedroom and a house Bathroom to the first floor. HURRY TO VIEW!

Entrance Hall 6'0" x 4'10" (1.83m x 1.47m)

A uPVC entrance door, with double glazed panel detail, opens from an attractive canopy porch into a welcoming lobby area, with ceiling coving, radiator, oak effect flooring and stairs leading off.

Downstairs WC 4'7" x 2'10" (1.40m x 0.86m)

A modern suite comprises WC and pedestal hand basin with splash back tiling, radiator, extractor fan and oak effect flooring.

Lounge 16'4" into bay x 10'6" (4.98m into bay x 3.20m)

A nicely proportioned reception room features a walk-in, double glazed bay to the front elevation, ceiling coving, tv point and a radiator. A living flame gas fire, set within a granite hearth and back with oak mantelpiece surround, creates an appealing focal point.

Dining Kitchen 16'11" x 9'7" (5.16m x 2.92m)

Comprehensively fitted with a modern and stylish range of base, wall and drawer units in a cream high-gloss finish, with wood-block effect rolled edge worktop, matching up-stands and a stainless steel one and a half bowl sink unit with drainer. Integrated appliances include an electric double oven, gas hob with stainless steel splash back and extractor cowl over, fridge freezer and a dishwasher. The gas central heating boiler is concealed within a wall unit. With oak effect flooring, radiator, double glazed window to the rear elevation and double glazed bi-folding doors opening to a decked terrace.

Utility 5'11" x 4'9" (1.80m x 1.45m)

Cream high-gloss base and wall units with wood-block effect rolled edge worktop and recess spaces below to accommodate freestanding washing machine and tumble dryer. With radiator, extractor fan and a uPVC external door, with double glazed panel, opening to the side driveway.

First Floor Landing

With ceiling coving, radiator, loft access hatch and a double glazed window to the side elevation. Built-in airing cupboard over the stairs.

Bedroom One 12'10" max x 10'3" (3.91m max x 3.12m)

A generous double room with radiator, tv point and a double glazed window to the front elevation.

En-suite 6'5" x 4'6" (1.96m x 1.37m)

A stylishly fitted suite comprises a corner shower enclosure, vanity wash basin and WC with fitted cabinet and concealed cistern. Vanity mirror, extractor fan, chrome towel radiator and attractive splash back tiling.

Bedroom Two 11'10" max x 9'11" (3.61m max x 3.02m)

Another good double room, with radiator, tv point, telephone point and a double glazed window to the rear elevation.

Bedroom Three 8'4" x 6'10" (2.54m x 2.08m)

A generous single room with radiator, tv point and a double glazed window to the rear elevation.

Bathroom 6'4" x 5'5" (1.93m x 1.65m)

A modern suite comprises of a panelled bath with mixer shower attachment and glass side screen, vanity wash basin and WC with fitted cabinet and concealed cistern. With attractive splash back tiling, extractor fan, shaver point, chrome towel radiator and a double glazed window.

External

The property has lovely 'kerb appeal', with an open lawn in front of the house having gravelled border and box hedging at the entrance to a gravelled side driveway extending towards the garage.

Detached Garage 7'10" x 10'3" (2.39 x 3.14)

With an up and over door from driveway, personnel door to garden, double glazed window, electric lighting and power sockets.

Garden

The rear garden enjoys a sunny, west-facing aspect and has been neatly landscaped to include a lawn with established planted borders and a decked sun terrace, with fenced perimeters and a storage shed behind garage.

Services

The property is understood to be connected to all mains services.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

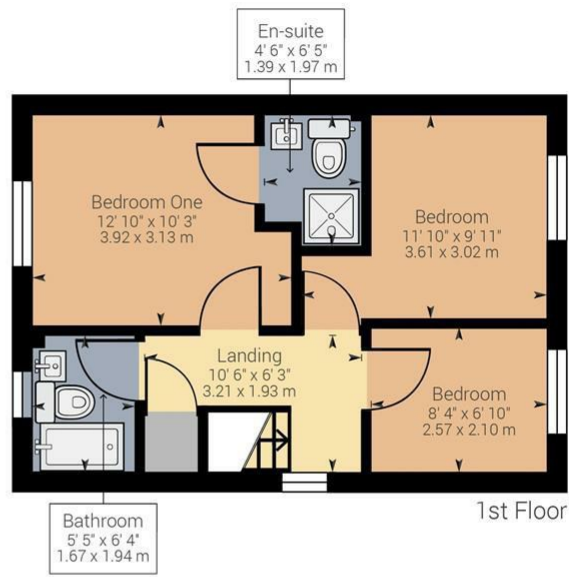
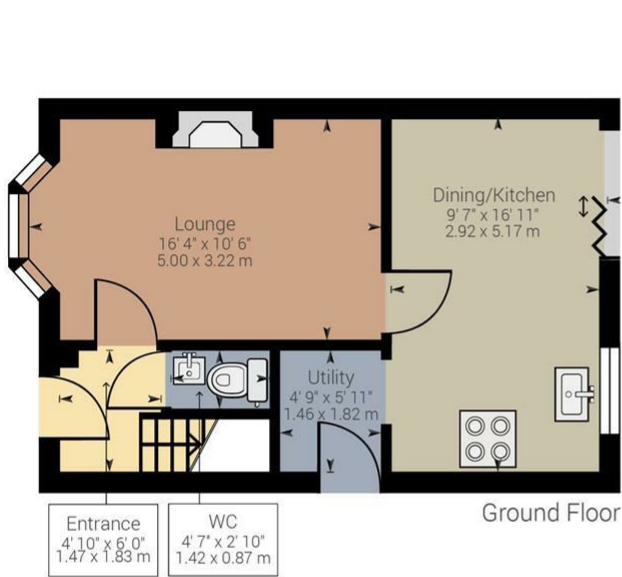
Disclaimer:

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 Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Approximate net internal area: 825.24 ft² (1072.23 ft²) / 76.67 m² (99.61 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

