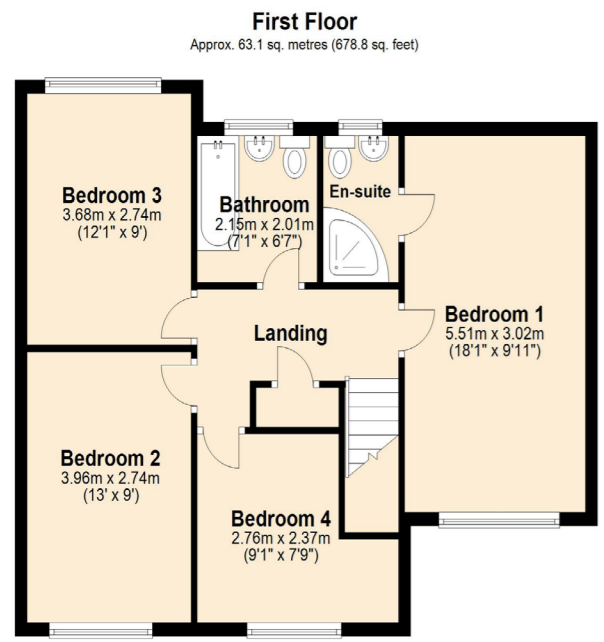
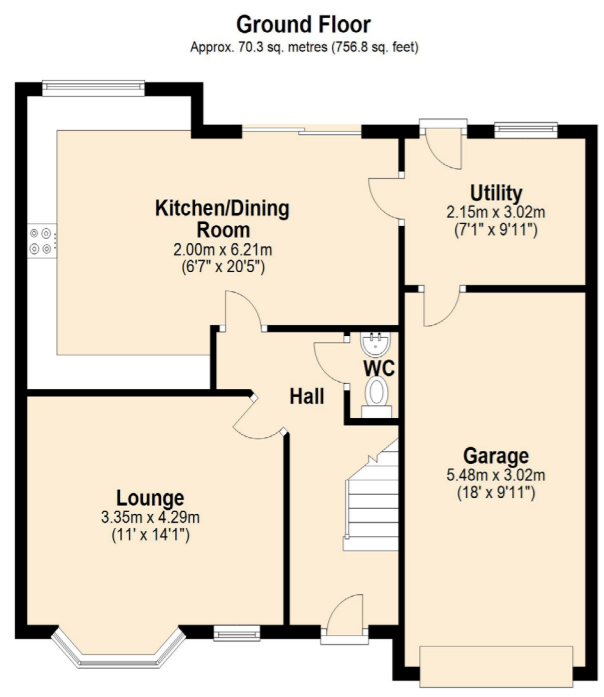




£340,000

12 Carr Lane,
Leven



Total area: approx. 133.4 sq. metres (1435.7 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		



HEATING & INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is held under freehold title with vacant possession on completion

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

VIEWING
Strictly by appointment with the sole agent's Beverley office. Tel: 01482 866844.

11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



**THE ACCOMMODATION COMPRISES:
GROUND FLOOR**

ENTRANCE HALL

Radiator, ceiling coving and laminate flooring.

SEPERATE WC

Low level toilet suite, pedestal wash-hand basin and radiator.

LOUNGE:

A wood burning stove is set within a brick chimney breast reveal with inset timber mantelpiece. Front bay window, radiator and ceiling coving.

DINING KITCHEN

A separate dining area has access to the rear garden via patio doors and the kitchen space is equipped with Shaker-style base and wall units with wood block worktops and Belfast-type sink. Appliances include a Rangemaster cooking stove, dishwashing machine and fridge freezer. Concealed gas boiler and two radiators.

UTILITY ROOM

Fitted with base and wall storage units including worktops with inset sink and provision for plumbed automatic washing machine and tumble dryer.

INTEGRAL GARAGE

Up-and-over door.

FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder and slatted shelving. Ceiling coving.

BEDROOM ONE

Fitted furniture including wardrobes, dresser and bedside cabinets. Radiator.

ENSUITE SHOWER ROOM

Large shower enclosure with sliding door and plumbed shower fitment, toilet suite and wall-hung wash basin. Tiled walls with extractor fan and heated towel radiator.

BEDROOM TWO

Sliderobe and radiator.

BEDROOM THREE

Radiator

BEDROOM FOUR

Shelved fitted cupboard to bulkhead area. Radiator.

BATHROOM/ WC

Suite comprises a panelled bath with mixer tap/shower and screen, low level toilet suite and wall-hung wash basin. Tiled walls with extractor fan and heated towel radiator.

EXTERNAL

At the front of the property, where there is a hawthorn boundary hedge, there is a gravelled entrance drive and parking space. To the rear a patio is covered by a timber pergola with grapevine and the lawned garden includes shrub borders and is fully enclosed with timber fencing and enjoys good privacy, not being overlooked from the rear.

12 Carr Lane, Leven, HU17 5LN

DESCRIPTION

This modern detached house provides four nicely proportioned bedrooms and living space that includes a kitchen diner at the rear with potential for further development and extension into the private west facing garden. With an open rear aspect the property is ideal for those wanting a semi rural setting whilst being close to good amenities. Carr Lane is a tree-lined road on the western fringe of the village of Leven and this property was built around 24 years ago by local firm Peter Ward Homes.

LOCATION

The village of Leven is about 6 miles from the market town of Beverley on the road to the coastal resort of Hornsea and lies adjacent to the A165 Hull to Scarborough road. The village continues to expand on its eastern side and is supported by excellent local amenities including a general store, butchers, hot food takeaway, school, public houses, sports & recreation clubs and health care facilities.

