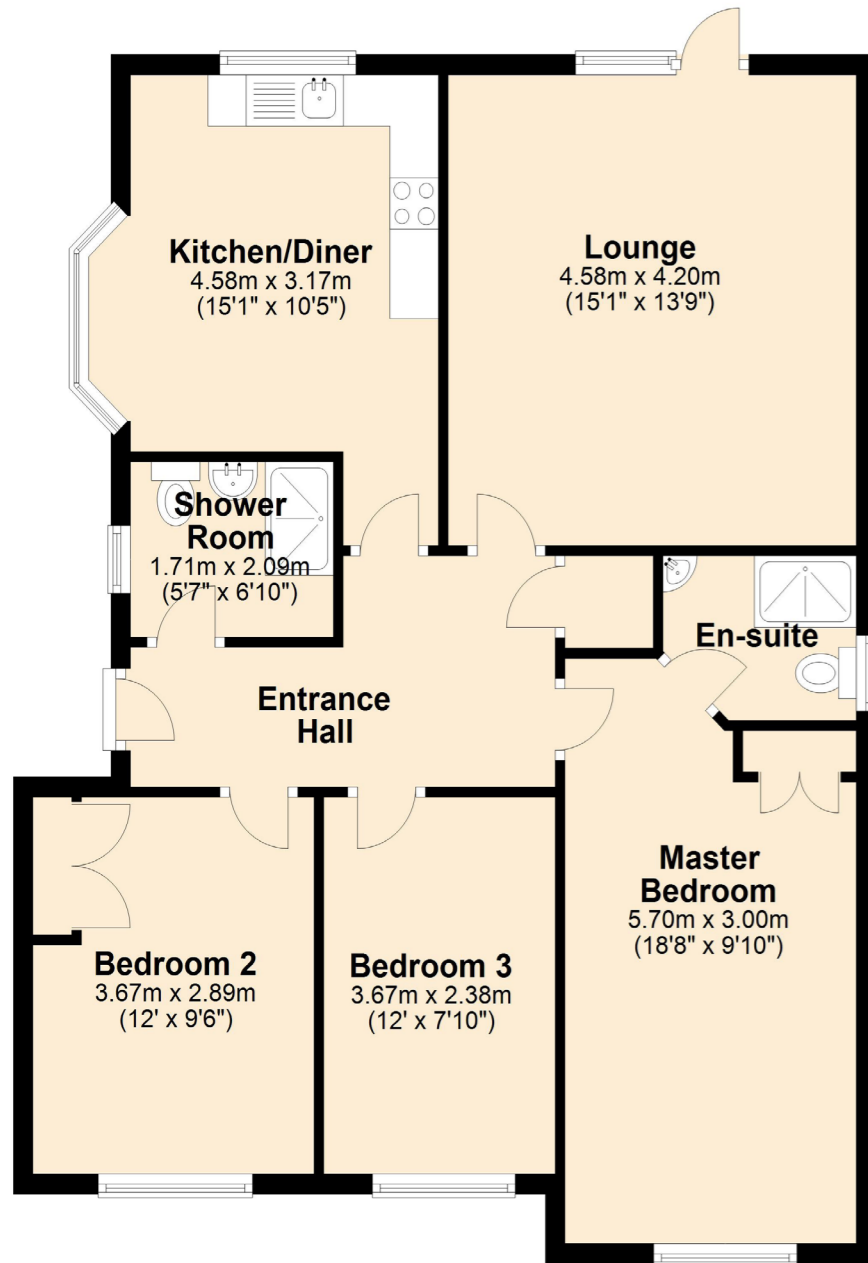


Floor Plan

Approx. 85.9 sq. metres (924.4 sq. feet)



Total area: approx. 85.9 sq. metres (924.4 sq. feet)



£335,000

24 Carr Lane,
Leven

HEATING AND INSULATION

The property has gas-fired radiator central heating and solar roof panels heat domestic hot water. uPVC double glazing is installed,

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 agent's Beverley office. Tel: 01482 866844.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		70	83
England & Wales		EU Directive 2002/91/EC	



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Dee Atkinson & Harrison



24 Carr Lane, Leven, HU17 5LN

DESCRIPTION

This attractively proportioned detached bungalow will appeal to those wanting to have country views 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 has a delightful private and mature garden backing onto grass pastures and farmland bordering the village beyond. Built around 24 years ago by local firm Peter Ward Homes, the property provides three bedrooms, including a master with en-suite, and both the living room and breakfast kitchen are located at the rear of the bungalow with aspects onto the west facing garden. The good sized plot would allow for extension of the accommodation at this point, should needs be, and also delivers a long driveway with ample parking in front of a detached garage.

SITUATION

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.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Radiator, ceiling coving, cupboard housing gas central heating boiler and solar panel controlworks.

LOUNGE

A traditional style marble-effect fireplace with wood surround incorporates living flame gas fire. Rear French door and picture window on to garden. Radiator and ceiling coving.

BREAKFAST KITCHEN

Features a bay window and fitted cabinets in a medium oak finish include base and wall units with worktops and porcelain one and a half bowl single drainer sink. Built-in electric oven and microwave, gas hob with hood above, fridge freezer space, plumbing for automatic washing machine, radiator and ceiling coving.

BEDROOM ONE

Fitted furniture includes a corner range of three wardrobes, bedside cabinets and chest of drawers. Radiator and ceiling coving.

EN SUITE SHOWER ROOM

With full wall tiling and a wet room style floor with underfloor heating. Fitted plumbed shower unit and screen, low level WC and wash-hand basin. Heated towel radiator.

BEDROOM TWO

(12'0" x 9'6" / 3.66m x 2.93m)

Fitted double wardrobe, radiator and ceiling coving.

BEDROOM THREE / DINING ROOM

(14'0" x 7'9" / 4.27m x 2.41m)

Radiator and ceiling coving.

SHOWER ROOM

Includes a walk-in shower enclosure with plumbed shower fitment and sliding door, pedestal wash-hand basin and low level WC. Approx. half to full height splashback tiling. Radiator.

EXTERNAL

DETACHED GARAGE

(18'0" x 9'0" / 5.49m x 2.74m)

Of matching brick and tile construction with electrically operated up-and-over door. Personal door. Light and power are connected. This is approached over a good length of block paved driveway suitable for multiple vehicles.

GARDENS

Standing behind a roadside boundary hedge the property has a front lawn with shrubbery. The main area of garden at the rear has a westerly aspect and includes a paved patio and a good-sized area of lawn with mature shrub borders and private open aspect.