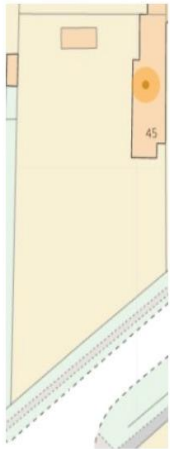




Millgarth, 45 High Stile, Leven, Beverley, East Riding of Yorkshire, HU17 5NL

FINE & COUNTRY

EXCITING DEVELOPMENT OPPORTUNITY
UP TO THREE PLOTS SUBJECT TO PLANNING
OR REFURBISH THIS PERIOD HOUSE ON ONE THIRD OF AN ACRE



This large mature plot of approximately one third of an acre has a wide frontage and offers enormous potential for redevelopment, subject to planning. There is an existing period house in need of an update plus separate small annex, around 1,600 sq.ft. overall. Opportunities like this are hard to find on the open market.

Offers invited within the price range.

Location

The property is situated in the village of Leven ideally situated between the towns of Hornsea to the east, and Beverley to the south west, both being approximately seven miles in distance. The historic town of Beverley lies approximately 10 miles to the north of the city of Hull and approximately 25 miles south east of York and is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. The village itself has a canal popular for fishing, primary school, playing field with tennis courts and bowling green, two pubs and several shops.

Accommodation

The accommodation is arranged on the ground and one upper floor plus detached annex and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Dining Kitchen

Range of oak panelled floor and wall cabinets with single drainer one and a half bowl sink unit, built-in double oven and hob.

Sitting Room

With gas fire and two bay windows.

Living Room/Bedroom 4

Patio doors leading to the driveway.





Inner Hall

Has access to the downstairs w.c. with wash hand basin.

First Floor Landing

Built-in linen cupboard.

Bedroom1

Built-in airing cupboard housing the hot water tank.

Bedroom 2

Built-in wardrobes.

Bedroom 3

With a range of fitted wardrobes.

Bathroom

Fully tiled complementing a four piece suite comprising panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c. plus heated towel rail.



Outside

The plot enjoys a wide road frontage providing enormous scope for up to three plots, including the existing residence. A long private driveway leads to a parking area in front of the existing house and a detached annex which comprises entrance hall, studio/office 16'6" x 11'5" with separate w.c. There is an attached garage and store.

Services

Mains gas, water, electricity and drainage are connected to the property.

Tenure

The property is freehold.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

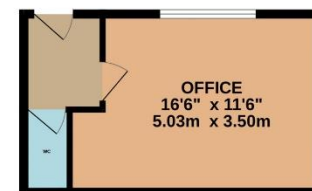
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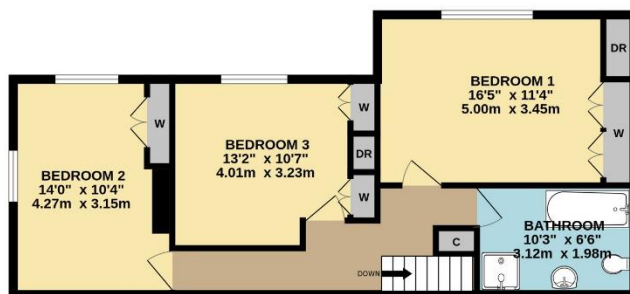
GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



ANNEX/OFFICE
223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



HIGH STILE, LEVEN, BEVERLEY, HU17 5NL

TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

