

72 Westlands Way, Leven HU17 5LQ

£225,000

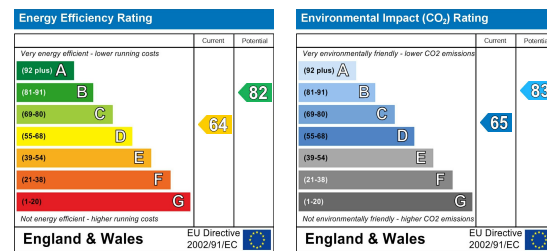
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



- Comprehensively Refurbished Detached Bungalow
- Good Sized Plot with Southerly Rear Aspect
- Entrance Hall with Access to a Part Boarded Roof Space
- Two Double Bedrooms (One Fitted)
- Large Parking Court, Single Garage and Sun Deck

- Spacious Accommodation Extending to Some 750 sq ft
- Great Location in this Popular Village
- Lounge with Open Plan Dining Kitchen Leading Off
- Modern Bathroom with a Three Piece Suite
- EPC Rating - D

A COMPREHENSIVELY REFURBISHED DETACHED SINGLE LEVEL BUNGALOW WHICH OFFERS SPACIOUS TWO BEDROOMED ACCOMMODATION AND STANDS IN A GOOD SIZED PLOT WITH A SOUTHERLY REAR ASPECT. INSPECTION ESSENTIAL TO APPRECIATE ALL THAT IS ON OFFER.

LOCATION

This property is located on the southern side of Westlands Way which leads off South Street within a convenient central area of the Village.

Leven itself is a small but steadily growing residential/commuter village which has a current parish population of over 1,800. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a primary school, two Public Houses, and a sports / social club to name but a few of the local amenities.

ACCOMMODATION

Comprehensively refurbished this delightful detached bungalow has been extensively replastered and redecorated, has new windows where necessary and new external doors, has been rewired with a new consumer unit, new kitchen and bathroom fittings, French doors leading out onto a sun deck, and new fitted floor coverings throughout. The accommodation has mains GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING, UPVC facias and soffits, SOLAR PANELS to help to reduce energy costs and CAVITY WALL INSULATION.

RECESSED PORCH

With a new composite front entrance door opening into

ENTRANCE HALL

13' x 5'6" overall (3.96m x 1.68m overall)

With downlighting to the ceiling, a built in cupboard housing the electrical consumer unit and inverter serving the solar panels, access hatch with folding loft ladder leading to large roof space which has gable windows at either end, is part boarded out and also houses an Ideal Logic gas combi boiler (the roof space offers potential for conversion to provide additional accommodation subject to the usual Local Authority approvals), and one central heating radiator.

LOUNGE

11'6" x 16'3" (3.51m x 4.95m)

With a southerly aspect over the rear garden, a recess to the chimney breast which has a flue for anyone wishing to install a log burning stove etc, semi open plan to the dining kitchen, ceiling cove and one central heating radiator.

DINING KITCHEN

8'8" x 18'11" (2.64m x 5.77m)

With double French doors opening out onto a south facing sun deck, side personal door, ceiling cove, downlighting and two vertical central heating radiators. The kitchen area is fitted out with a good range of matching base and wall units which incorporate cream shaker style fronts with contrasting wood effect worksurfaces, an inset one

and a half bowl ceramic sink, built in oven and ceramic hob with cooker hood over, and an integrated dishwasher.

BEDROOM 1 (FRONT)

10'4" x 13'9" (3.15m x 4.19m)

With four door fitted wardrobes incorporating a centre dresser/drawer unit, wall mirror with concealed striplights, top storage cupboards and display shelving, and one central heating radiator.

BEDROOM 2 (FRONT)

9'10" x 9'10" (3.00m x 3.00m)

With one central heating radiator.

BATHROOM

5'5" x 6'7" (1.65m x 2.01m)

With a three piece white suite comprising a shower bath with an electric instant heated shower and shower screen above, wash hand basin, low level w.c., part tiled walls, downlighting and a ladder style hot towel rail.

OUTSIDE

The bungalow is set well back from the road behind a newly turfed foregarden which incorporates mature shrubs and treed borders, a private gravelled driveway and large PARKING COURT, and a brick built single GARAGE with an up and over main door, personal door, and power and light laid on. To the rear is an enclosed and newly turfed garden which benefits from a southerly aspect, incorporates a sun deck adjoining the rear of the dining kitchen, and there is a concreted terrace area to the side. There are also external lights to the front and sides of the bungalow, an external double power point and an outside cold water tap.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendor's solicitors), there is no selling chain involved with the

purchase of this property, and immediate vacant possession is available.

EXTRAS

All newly fitted floor coverings will be included in the sale price.