



QUICK&CLARKE

The Property Specialists

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69 The Meadows, Leven HU17 5LX
£230,000

- Detached bungalow
- 883 square feet
- Spacious accommodation
- 21'9" living room
- Constructed as a 3 bed bungalow - would easily re-convert
- Lovely gardens
- Garage
- Central heating & double glazing
- EPC Rating: TBC

A lovely, spacious detached bungalow which was originally constructed offering three bedrooms, but which has been altered slightly to offer two bedroomed accommodation (although this would easily re-convert if necessary). The property extends to in excess of 880 square feet and stands on a lovely plot with gardens to front and rear, ample off-street car parking and garage facility.

The bungalow is located in a very good and popular residential village with a wide range of amenities including a highly regarded primary school.

LOCATION

Leven itself is a small but steadily growing residential/commuter village which has a current parish population of around 1800. 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), and the City of Hull (about 14 miles). There is a selection of village shops, a primary school, two public houses, a restaurant and a sports/social club to name but a few of the local amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Built-in cloaks cupboard, storage cupboard and airing cupboard housing hot water cylinder with gas fired central heating boiler.

LIVING ROOM

21'9" x 12'3" (6.63m x 3.73m)
PVCu sealed unit double glazed windows to two elevations and two radiators.

KITCHEN

12'5" x 9' (3.78m x 2.74m)
A range of base and eye level units incorporating a single drainer sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed window, door to outside and radiator.

BEDROOM 1

16'2" x 11'10" (4.93m x 3.61m)
Fitted wardrobes, PVCu sealed unit double glazed windows and radiator.

BEDROOM 2

12'4" x 9'10" (3.76m x 3.00m)
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

WET ROOM

5'7" x 5'4" (1.70m x 1.63m)
PVCu sealed unit double glazed window, shower, wash basin and radiator.

SEPARATE W.C.

Low level w.c., wash hand basin, PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a lawned garden with side concrete driveway offering excellent off-street car parking facility

To the rear of the property is a further lawned garden with flower beds.

GARAGE

17' x 9' (5.18m x 2.74m)
The property benefits from a detached brick and tile garage with electric remote up-and-over door having light and power laid on.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, 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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