

19 Westlands Way, Leven, HU17 5LG



Price £194,950

This generous and highly deceptive property consists of a detached bungalow sitting within a large plot in this popular East Yorkshire village. The property benefits from the modern conveniences of gas fired central heating and extensive double glazing and provides well proportioned living accommodation with the additional benefit of a double glazed conservatory and large detached workshop/store and a converted loft space. The accommodation is presently arranged to provide 2 bedrooms but the property was formerly a 3 bedroom bungalow and could easily be reconfigured to provide 3 bedrooms again. In brief, the accommodation presently comprises an entrance vestibule/storm porch which gives to main hall, 2 double bedrooms, to the front a 19' rear living room which gives to 20' double glazed conservatory, fitted kitchen, bathroom with 3 piece replacement suite and fully tiled walk-in shower, inner hall leading up to the converted loft which is partitioned into 3 separate rooms (agents note: we have not seen evidence of any building regulations approval for this alteration and cannot confirm whether it would conform with any regulations that would have applied at the time).

Storm Porch

With outer storm doors, inner door and side screen opening to:

Hallway

Radiator, laminate flooring.

Living Room

5.86m (19'3) x 3.89m (12'9)

2 radiators, ceiling coving, television aerial point, recessed wood burning stove.

Conservatory

6.26m (20'7) x 2.64m (8'8)

3 radiators, double glazed with doors opening to rear garden.

Kitchen

4.70m (15'5) x 3.09m (10'2)

Fitted with an excellent range of matching base and wall units incorporating roll edged worktops, tiled surrounds, sink and mixer tap, integrated electric hob and oven, plumbing for automatic washing machine, canopy hood and extractor, double radiator, window to rear and rear entrance door.

Hallway

3.98m (13'1) x 2.87m (9'5)

Under-stairs storage cupboard, telephone point, window to side, stairs leading to converted loft space.

Bedroom 1

3.60m (11'10) x 3.42m (11'3)

2 PVCu double glazed windows, one to front and one to side, radiator.

Bedroom 2

3.57m (11'9) x 3.39m (11'2)

2 double glazed windows, one to front and one to side, radiator, television aerial point.

Bathroom

With 3 piece replacement suite in white comprising panelled bath, pedestal wash hand basin, low flush WC, fully tiled walk-in shower with power shower connected, half-tiled walls, shelved recess, 2 single glazed windows.

Converted Loft Space*

Landing Area

4.01m (13'2) x 3.04m (10')

Access to eaves.

Partition One

3.65m (12') x 3.07m (10'1)

Double glazed window to gable end, television aerial point, storage to eaves.

Partition 2

3.52m (11'7) x 3.12m (10'3)

Double glazed window, radiator, storage to eaves on either side.

Agents Note

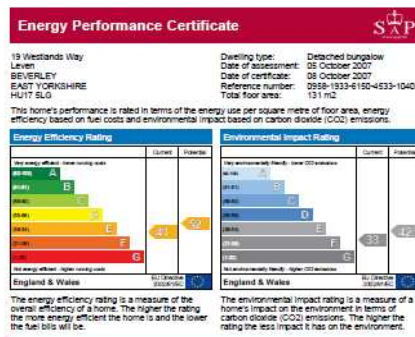
We have not seen evidence of any building regulations insurance in relation to the conversion of the loft.

Outside

The property sits within a generous plot which boasts a block-paved front garden area which provides additional car parking. This continues down the side of the property to form a block-paved side drive giving further parking and access to attached single garage with up and over main door, side courtesy door, PVCu double glazed window, telephone point, electric light and power laid-on and housing gas boiler. The garage has been partitioned to provide 2 separate areas though this could easily be removed to reinstate the original garage. To the rear of the property is a generous lawn garden with a detached work-shop and store. Work-shop area measuring 7.26m (23'11) x 3.76m (12'4) with stable door, 2 windows, electric light and power laid-on. Separate store room 3.76m (12'4) x 2.23m (7'4) with electric light laid-on and side entrance door. There is a further timber shed 3.65m (12') x 1.83m (6'). To the boundaries there is a combination of mature plants and shrubs and timber fencing.

Location and Directions

Leven is a popular and thriving village community which lies East of Beverley. A convenient base for access into both Hull and Beverley together with the East Yorkshire market towns and coast. Leave Beverley along the A1035 Hull Bridge Road passing the villages of Tickton and Routh. Proceed to the Whitecross roundabout, exit left sign-posted for Leven proceeding into the village long Beverley Road. Continue along South Street, turn left into Westlands Way and follow the road around to the left and then the right. Take the second right, continue along Westlands Way, proceed to the junction where number 19 is on the right identified by our 'For Sale' board.



AGENTS NOTE

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures, fittings and other items are not included unless specifically described.

All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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