

The Vineyards, Leven, Beverley, HU17 5LD

william h brown

Welcome to

The Vineyards, Leven Beverley

A rarely available detached true bungalow offered with no forward chain and situated in a quiet cul-de-sac in Leven, offering two double bedrooms, spacious living areas, generous wrap-around gardens, and garage with side drive.



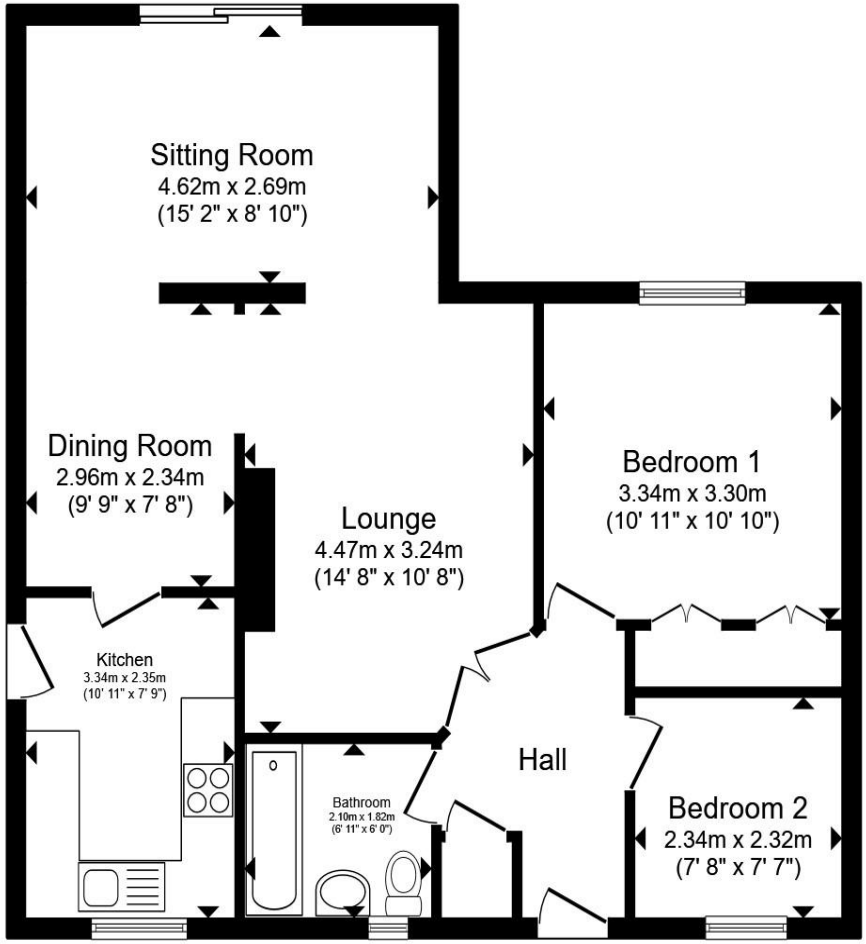












Total floor area 71.7 m² (772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Accommodation

The welcoming hallway leads to a lounge which is open plan to the sitting room extension which has bi-folding doors to the private rear garden, off the sitting room is the dining room. The kitchen is fitted with a range of units and offers ample storage and workspace. Both bedrooms are generously sized doubles served by a well-appointed bathroom.

Entrance Hall

Lounge

Sitting Room

Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note this property currently has no main gas services, For more information please contact the branch on 01482 880488.

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Welcome to

The Vineyards, Leven Beverley

- Rarely available detached true bungalow in quiet cul-de-sac
- Recently updated central heating system
- Wrap-around gardens with private driveway and detached garage
- Sought-after village location with excellent road links to Hull, Beverley & the coast
- Ideal for downsizers, retirees or those seeking a peaceful setting

Tenure: Freehold EPC Rating: E
Council Tax Band: C

Offers over

£240,000

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107773

The Property Ombudsman

Property Ref:
BEV107773 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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