



Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net

17 Rosedale, Leven, Beverley, HU17 5NE
Offers in the region of £325,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- High quality throughout
- Dining room & separate lounge
- En-suite to master bedroom
- Attractive gardens
- Must be viewed

Must be viewed - an extended three bedroomed home with a super 18ft garden room, dining room and separate lounge, en-suite to master bedroom, parking, garage and delightful gardens to the rear.
NO CHAIN

LOCATION

This property is located within a cul-de-sac location leading off Rosedale, which leads from High Stile within the popular village of Leven.

Leven is a charming and increasingly popular residential village, home to a thriving parish community of over 1,800 people. Combining a peaceful village atmosphere with excellent commuter links, it is ideally positioned within easy reach of the historic market town of Beverley, the popular seaside resorts of Hornsea and Bridlington, and the vibrant city of Hull. Leven offers a good range of everyday amenities, including local shops, a well-regarded primary school, two welcoming public houses, and an active sports and social club that sits at the heart of community life. With its growing appeal, convenient location, and strong sense of community, Leven is an attractive place to live for families and commuters alike.

ACCOMMODATION

Beautifully appointed throughout the extended accommodation has mains gas central heating via hot water radiators, high quality powder coated aluminium framed windows and doors with bespoke fitted shutters (to all but the side entrance door). The accommodation is arranged on two floors as follows:

CANOPY PORCH

ENTRANCE HALL

5'9" x 17'6"
With front entrance door and matching side panel, stairs leading to the first floor incorporating storage under, downlighting to the ceiling and a column radiator.

CLOAKS/W.C

With a low level w.c, wash hand basin with tiled splashback and one central heating radiator.

LOUNGE

10'4" x 14'10" deepening to 17'7" in the box bay
With a gas fire set in a marble hearth and inset with

- Extended accommodation
- Super 18ft garden room
- Cul-de-sac location
- No chain
- Energy Rating - C

timber surround, two wall light points and one central heating radiator.

KITCHEN

7'7" x 13'9"
With a good range of base and wall units incorporating granite worksurface with an inset circular sink and conglomerate drainer, matching splashbacks, a Smeg range cooker with cooker hood over, integrated dishwasher, fridge, space for an integrated washing machine & tumble dryer, concealed modern Worcester central heating boiler, downlighting to the ceiling, oak flooring, column radiator, side entrance door and open arch to:

DINING ROOM

8' x 10'
With solid oak flooring, downlighting to the ceiling, one central heating radiator and open square arch to:

GARDEN ROOM

9'5" x 18'1"
A stunning addition to this home providing a bright and airy living space, with a feature log burning stove set on a granite hearth, vaulted ceiling with downlighting and three Velux roof lights , double French doors to the garden and two column radiators.

FIRST FLOOR

LANDING

With a built in cylinder/airing cupboard, access hatch to the roof space which is part boarded and doorways to:

MASTER BEDROOM

9'9" x 14'11"
With fitted wardrobes incorporating full height sliding mirrored fronts, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

5'10 x 4'10"
With a modern suite comprising of an independent

shower cubicle with aqua boarding to the walls and a Mira electric shower over, oak vanity unity housing the wash hand basin, concealed cistern /w.c., oak flooring, downlighting to the ceiling and a column radiator.

BEDROOM 2

9'9" x 9'11"
With one central heating radiator.

BEDROOM 3

6'5"x 8'1"
With fitted wardrobes along one wall incorporating full height sliding mirrored fronts and one central heating radiator.

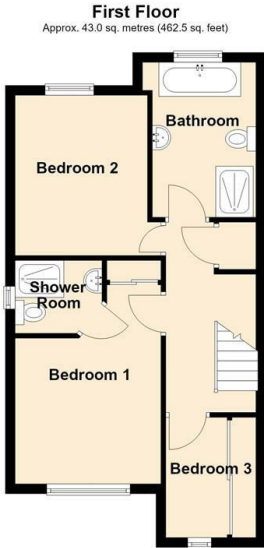
BATHROOM / W.C

7'8" x 10'5"
With a super 'Roca' suite comprising of a twin ended bath, independent shower cubicle with aqua boarding to the walls and Mira shower over, vanity unit housing the wash hand basin, low level w.c, downlighting to the ceiling, ceramic tiled flooring and column radiator.

OUTSIDE

The property fronts onto a block paved driveway which leads to an on build brick garage 9'5" x 18'3" with Automatic roller main door, rear entrance door, power and light laid on. There is also hot and cold water to the garage and a Belfast style sink. There is a gravelled fore garden which provides additional off street parking and there are a number of shrubs

To the rear is a delightful mature garden with a paved patio style garden to the side of the kitchen enjoying mature screening. A large decked terrace with built in lighting adjoins the garden room and beyond this is an artificial lawn and



Total area: approx. 117.9 sq. metres (1269.3 sq. feet)

attractive planting to borders. A paved pathway leads along the side and rear of the garden room where there is a further paved patio, timber built garden store and personal door to the garage.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX

The property is in band C for council tax purposes.

EXTRAS

Please note a host of extras including furnishings are available by negotiation.