

# HUNTERS<sup>®</sup>

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## West Street

Leven, Beverley, HU17 5LF

Offers In The Region Of £245,000



Council Tax: A



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# 18 West Street

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## Entrance Hall

Composite front door to enter the property, with stairs ascending to the first floor landing.

## Lounge

UPVC double-glazed window to the front aspect, feature beamed ceiling, dado rail, window seat, log burning stove, radiator, and power points.

## Kitchen

Stable style door, window to the rear aspect, tiled flooring, beamed ceiling, range of wall and base units with roll top work surfaces, sink and drainer unit, tiled splashback, integrated dishwasher, electric oven, electric induction hob, radiator and power points.

## Utility / Sun Lounge

UPVC double-glazed window to the side and rear aspect, tiled flooring, and power points.

## Downstairs Cloakroom

Tiled flooring, low flush WC.

## Bedroom 1

UPVC double-glazed window to the front aspect, radiator and power points.

## Dressing Room

Dressing area with shelving.

## Bedroom 2

UPVC double-glazed window to the rear aspect, radiator and power points.

## Bedroom 3

UPVC double-glazed window to the front aspect, cupboard, radiator and power points.

## Bathroom

Opaque window to the rear aspect, tiled flooring, tiled walls, 3 piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin, heated towel rail, and extractor fan.

## Garden

Rear entrance to the garden which is mainly laid to lawn with plant and shrub borders, outdoor lighting, and also a summer house which has power and lighting.

## Garage

Door to the rear of the garage, which has an up and over front door, power and lighting.

## Parking

Parking is on the road.

## The Old Stables / Workshop

There is an outhouse which has power and lighting including a skylight.

This charming cottage is brimming with character and offers far more than first meets the eye. From the moment you step through the welcoming entrance hall, the home immediately reveals its warmth and charm, with attractive period features including exposed beams, a cosy log burner and the characterful stone flooring found in the breakfast kitchen. As you explore further, the property continues to impress, revealing delightful surprises including a lovely garden and a versatile workshop, making this a truly special home.

The property is located in the heart of the sought-after village of Leven, a popular East Yorkshire village just a short drive from the historic market town of Beverley. Leven enjoys a strong community feel and offers a range of everyday amenities including local shops, a well-regarded primary school, pubs, recreational facilities and beautiful countryside walks nearby, making it an ideal setting for village life while still being conveniently placed for surrounding towns.

Viewings are highly recommended to fully appreciate everything this delightful home has to offer. The accommodation briefly comprises an entrance hall, a cosy lounge, kitchen diner, a bright sun room which also serves as a utility area, and a convenient guest WC to the ground floor. To the first floor, the landing leads to three bedrooms and the house bathroom.

Externally, the property continues to impress with a garage and off-road parking, a pleasant patio area ideal for outdoor seating, a useful workshop and an unexpectedly generous garden complete with a charming summer house, a wonderful space to relax and enjoy.



## Road Map



## Hybrid Map



## Terrain Map



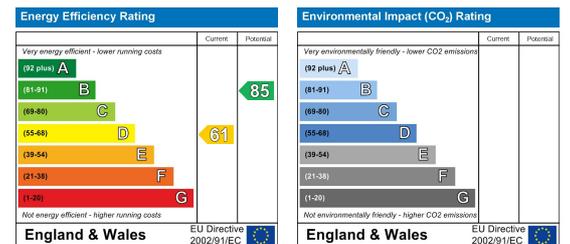
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.