

QUICK & CLARKE

Beverley | Brough | Cottingham | Driffield | Hornsea | Willerby



' Church View Cottages' South Street Leven HU17 5NX

An impressive new development of just four terraced cottages which are now nearing completion by Southwell County Homes Ltd. Enjoying a very convenient central location each cottage will have mains gas C/H, UPVC D/G, a ten year Premier warranty and will comprise: canopy porch, hall, cloaks / w.c., lounge & dining kitchen with built in appliances. Stairs lead to a first floor landing, two bedrooms, study, bathroom / w.c. & a folding loft ladder leads to a very useful roof space (formed by using attic roof trusses). Small forecourt & enclosed rear garden.

FROM £110,000

2 Market Place, Hornsea, East Yorkshire, HU18 1AW Tel: 01964 537123 Fax: 01964 537373

www.quickclarke.co.uk



LOCATION

These cottages are conveniently located in the centre of the village, overlooking the Holy Trinity Church and within easy reach of a wide range of village amenities.

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), as well as 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.

SOUTHWELL COUNTY HOMES



THE DEVELOPER

Southwell County Homes Ltd have developed a large number of new homes in the locality, concentrating principally in the popular village of Leven. The developer has earned a reputation for building homes of individual quality and appeal and 'Church View Cottages' are certainly no exception offering well appointed and economical to run two bedroomed accommodation at 'affordable prices'.

ACCOMMODATION

The accommodation will have MAINS GAS CENTRAL HEATING from a condensing combi boiler serving hot water radiators, UPVC DOUBLE GLAZING and will be arranged on two floors as follows:

CANOPY PORCH

with front entrance door opening into:

ENTRANCE HALL 1.22m(4'0") x 1.07m(3'6")

CLOAKS / W.C.

to be fitted with a white suite comprising a low level w.c. and wash hand basin with tiled splashback.

LOUNGE 3.30m(10'10") x 4.55m(14'11")

with a winding spindled staircase leading off incorporating a cupboard under, a feature electric fire and double doors leading through to the kitchen.

DINING KITCHEN 4.14m(13'7") x 2.67m(8'9")

with double french doors leading out into the rear garden. The kitchen will have a range of matching base and wall units which will include worksurfaces with an inset sink, a built in oven and gas hob with cooker hood over, integrated fridge, freezer and dishwasher. There will also be tiled splashbacks and space for an automatic washing machine. Prospective purchasers will be given a choice of kitchen doors (white, cream or woodgrain effect) subject to early reservation.

FIRST FLOOR

LANDING

with spindled balustrade to the stairwell, access hatch and folding loft ladder leading into a large roof space created by attic roof trusses (with an electric light laid on) and doorways leading to:

BEDROOM 1 (REAR) 2.57m(8'5") x 4.09m(13'5") overall

BEDROOM 2 (FRONT) 2.26m(7'5") x 3.20m(10'6")

STUDY 1.78m(5'10") x 1.80m(5'11")

BATHROOM 1.47m(4'10") x 2.72m(8'11")

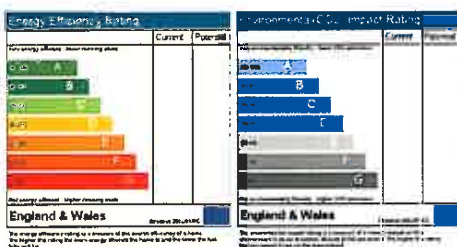
with a white suite comprising a panelled bath with a shower and shower screen above, pedestal wash hand basin and low level w.c., and tiled splashbacks.

OUTSIDE

Each cottage incorporates a small forecourt with a walled and railed frontage. Each cottage will also have an enclosed rear garden with a fenced surround, paved terrace area and pedestrian access along the side and rear of the terrace. On street parking is available in South Street.

TENURE

The tenure of each cottage is freehold and vacant possession will be given upon completion.



ENERGY PERFORMANCE GRAPHS

VIEWING Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123

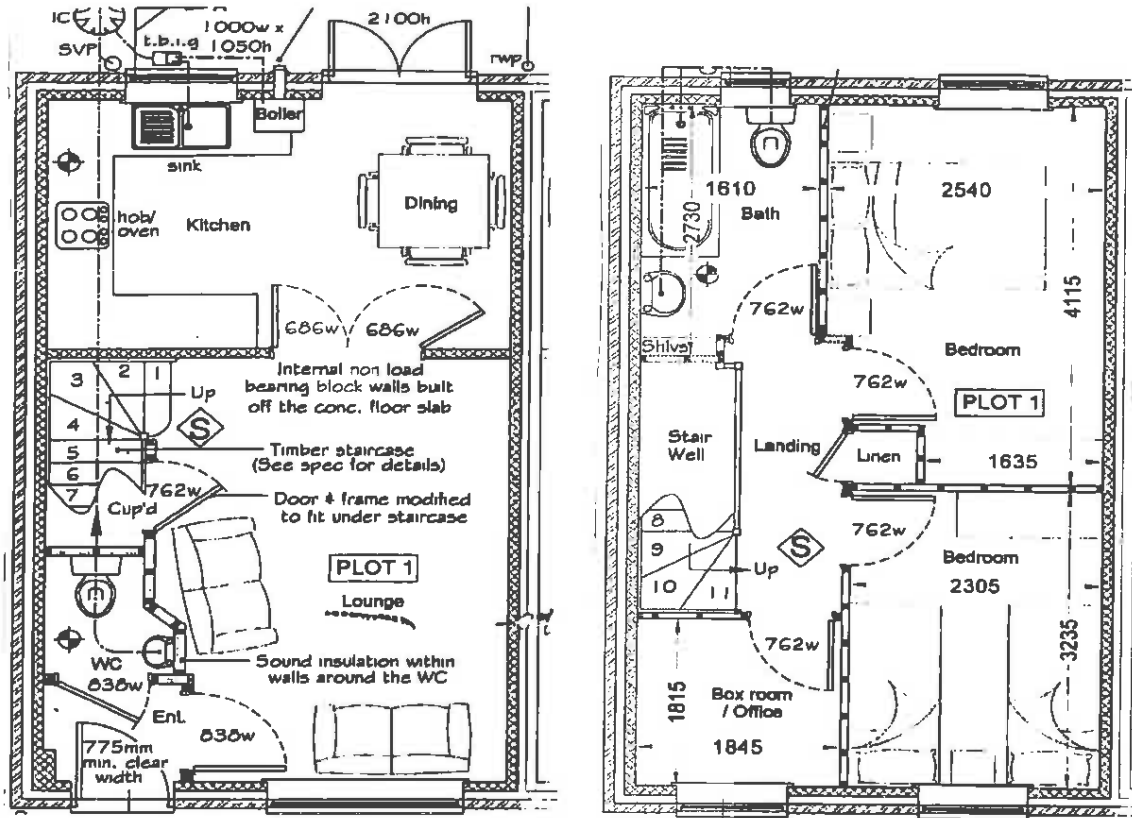
ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY AND ARE BASED UPON THE ARCHITECTS PLANS.

We endeavour to make our sale details accurate and 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 information provided to us by the builder's and upon the Architect's plans. The particulars are intended to give a general description of the property only and individual details of specification may be subject to change during the construction process.

FLOOR PLANS



VIEWING Strictly by appointment through the Sole Agent's Horsea Office on 01964 537123

The mention of any appliances &/or services within these sales particulars does not imply they are in full & 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 & 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 & are intended to give a general description of the property at the time.