



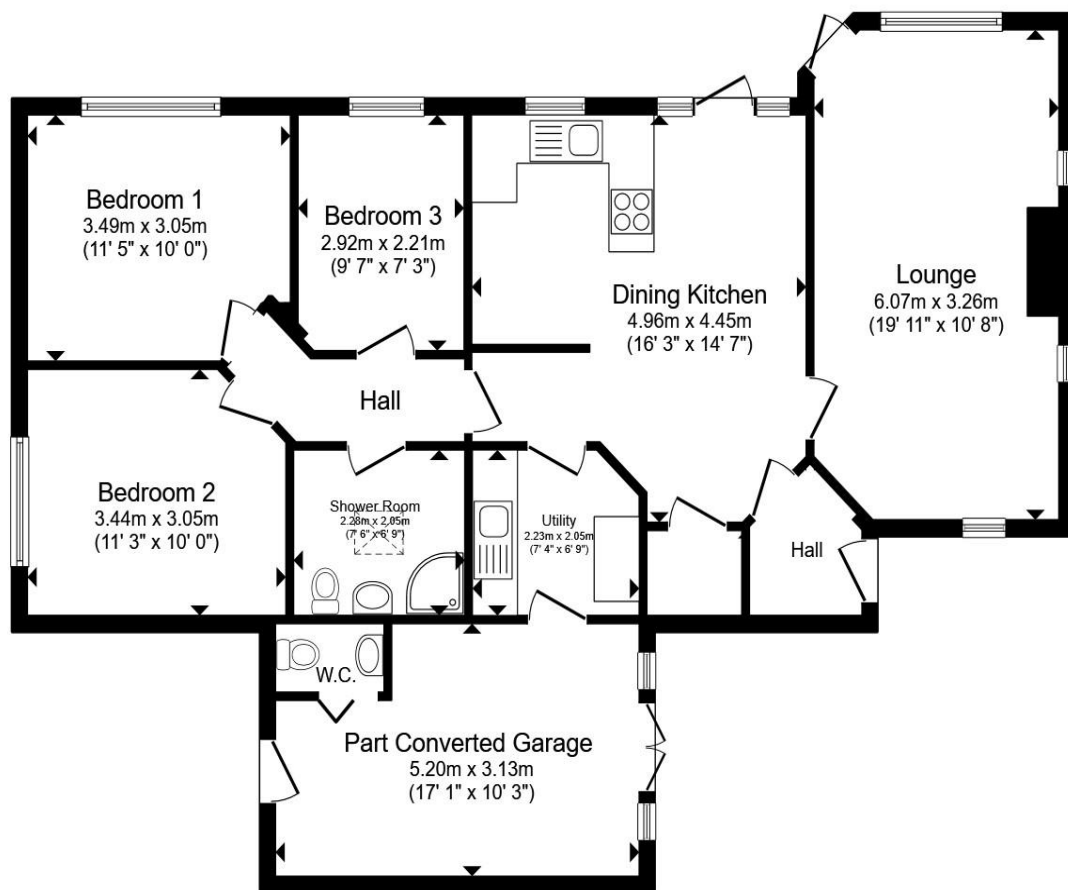
Apple Tree Garth, Leven, Beverley, HU17 5JY

Welcome to

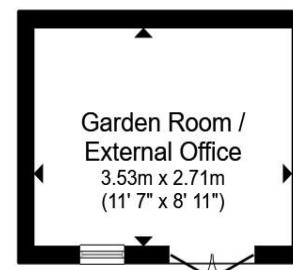
Apple Tree Garth, Leven, Beverley

****No Chain**** A deceptively spacious and beautifully appointed link-detached bungalow, occupying a secluded position within an exclusive cul-de-sac in this highly sought-after East Yorkshire village.





Floor Plan



Outbuilding

Total floor area 110.0 m² (1,184 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



Description

The accommodation is arranged around a welcoming entrance hall leading through to a superb dining kitchen, comprehensively re-fitted with a range of quality units, integrated appliances and French doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining. A separate utility room provides additional practicality.

A particular feature of the property is the impressive full-width lounge, offering generous living space and centred around an attractive feature fireplace, creating a warm and inviting atmosphere.

An inner hallway leads to three well-proportioned bedrooms together with a stylish family bathroom.

Externally, the property continues to impress. The beautifully landscaped gardens have been carefully designed and maintained, providing attractive outdoor spaces for relaxation and entertaining. A superb detached garden room/home office offers excellent versatility for those working from home or seeking additional recreational space.

The garage has been part converted to provide useful additional accommodation incorporating a WC, while still retaining valuable storage space. A side driveway provides off-street parking.

Presented in truly move-in condition and located in a highly regarded village setting, this exceptional bungalow combines spacious accommodation, quality finishes and wonderful outdoor space. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Entrance Hall

Dining Kitchen

Utility Room

Lounge

Inner Hallway

Bedroom One

Bedroom Two

Bedroom Three/Study

Bathroom

Part Converted Garage

Outside

Welcome to

Apple Tree Garth, Leven Beverley

- Spacious 1,184 sq feet link-detached bungalow including the converted garage & garden room
- ****No Chain**** Superb garden room/home office
- Dining kitchen with French doors to the garden
- Three bedrooms, full-width lounge and utility room
- Sought-after East Yorkshire village location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

Offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV107759](https://www.williamhbrown.co.uk/Property/BEV107759)



Property Ref:
BEV107759 - 0008

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)