



## The Hambleton

A Stunning 3 Bedroom Home

Victoria Croft

HTB1



## About The Area

Leven 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).

## Local Amenities & Schools

Leven offers an excellent selection of village shops, a primary school, two Public Houses, a restaurant and a recreational sport facility and social club to name but a few of the local amenities.

The area has good public transport links to Hull City Centre, Beverley and Hornsea with Supermarkets and shopping in close proximity in both Beverley and Hornsea.

You will also be able to effortlessly travel to east coast holiday resort areas such as Filey, Hornsea, Withernsea, Scarborough and Bridlington.

Buyers looking at starting a family or already having children of pre or primary school age will appreciate the proximity of Leven Pre-School and Leven C Of E Primary School which are both within walking distance from the development.

## Nearby Transport Links

Cottingham Rail Station (14.1 miles)  
Hull Rail Station (15.5 miles)  
Hutton Cranswick railway station (15.8 miles)  
Beverley Rail Station (7.6 miles)  
Humberside Airport (30.54miles)  
Robin Hood Airport (52.0 miles)  
Leeds Bradford International Airport (69.41miles)  
Hull Ferry Terminal (13.6 miles)

## Nearby Schools & Colleges

Leven C Of E Primary School (0.5 miles)  
Leven Pre-School (0.5 miles)  
Brandesburton Primary School (0.5 miles)  
St John of Beverley Catholic Primary School (7.1 miles)  
Beverley High School (7.2 miles)  
Longcroft School and Sixth Form College (8.4 miles)  
Hornsea School and Language College (6.1 miles)  
Beverley Grammar School (8.6 miles)





## Property features

- 872 sq.ft
- Spacious End Terrace Home
- Three bedrooms
- Master ensuite bedroom
- Ground Floor WC
- Gas central heating
- UPVC double glazing
- French doors in kitchen/dayroom to garden
- French doors in living room to garden
- Two allocated parking spaces

## Property description

A spacious three bedroom house in an ever popular location with excellent access to the A1035 network. The property benefits from a fantastic layout comprising of an entrance hall leading to the living room and large open plan kitchen/diner/dayroom, downstairs WC,. The kitchen/dayroom features a utility room with French doors opening on to a patio and garden. The first floor features three bedrooms comprising of two doubles and a single bedroom plus a family bathroom leading from the landing. The master bedroom features an en-suite. The property is built to a very high standard throughout with contemporary styling and a private fenced garden to the rear with parking for 2 vehicles to the rear of the property.

### Entrance Hall

Luxury vinyl tiled flooring to hallway, UPVC composite door with security lock to side aspect, access to living room and kitchen/diner/dayroom.

### Living Room

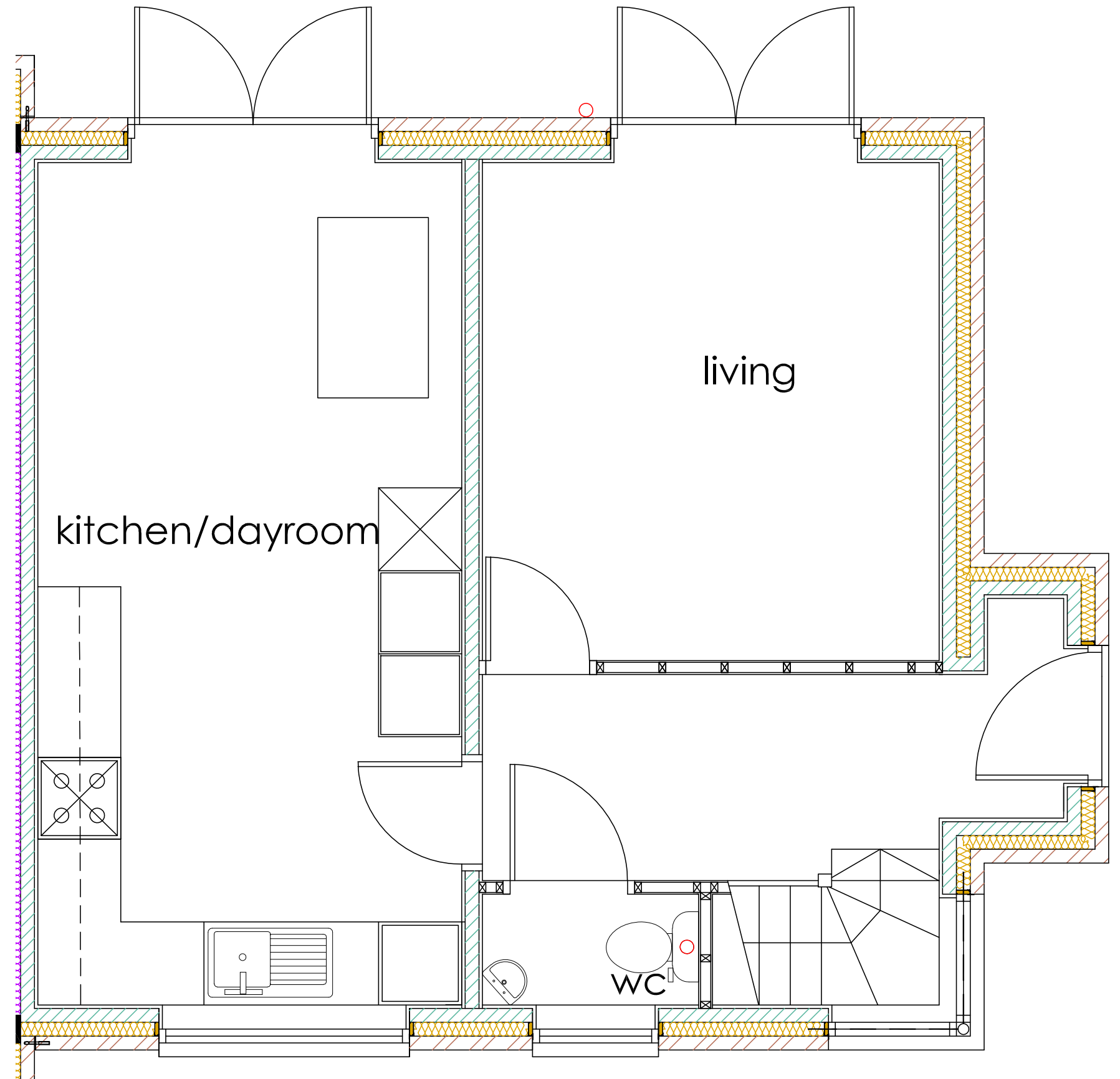
Carpet to living room, UPVC French doors to rear garden. TV aerial outlet.

### Kitchen/Diner/Dayroom

Luxury vinyl tiled flooring to kitchen/dayroom fully fitted with appliances Oven, Hob, Fridge Freezer, Dish Washer, Washer (option to upgrade to combined washer/dryer) and extract hood with fan. UPVC French doors to rear. TV aerial outlet. UPVC window to side aspect.

### Ground Floor WC

Luxury vinyl tiled flooring to WC complete with wash hand basin and low level WC.



Ground Floor Layout

## First Floor

### Landing

Carpet to stairs and landing, doors leading to bathroom and three bedrooms.

### Bathroom

Luxury vinyl tiled flooring to bathroom, suite comprising of panel bath with shower over, wash hand basin and low level WC. UPVC double glazed window to rear aspect.

### Bedroom One (master ensuite)

Carpet to bedroom, UPVC double glazed window to side aspect, ensuite. Space for fitted/free standing wardrobes. TV aerial outlet.

### Ensuite

Luxury vinyl tiled flooring to ensuite shower room complete with wash hand basin and low level WC. UPVC double glazed window to rear aspect.

### Bedroom Two

Carpet to bedroom, UPVC double glazed window to rear aspect. Space for fitted/free standing wardrobes. TV aerial outlet.

### Bedroom Three

Carpet to bedroom, UPVC double glazed window to front aspect.

### Front & Rear Garden

Lawned garden to rear with paved patio area and close boarded timber boundary fencing.

### Parking

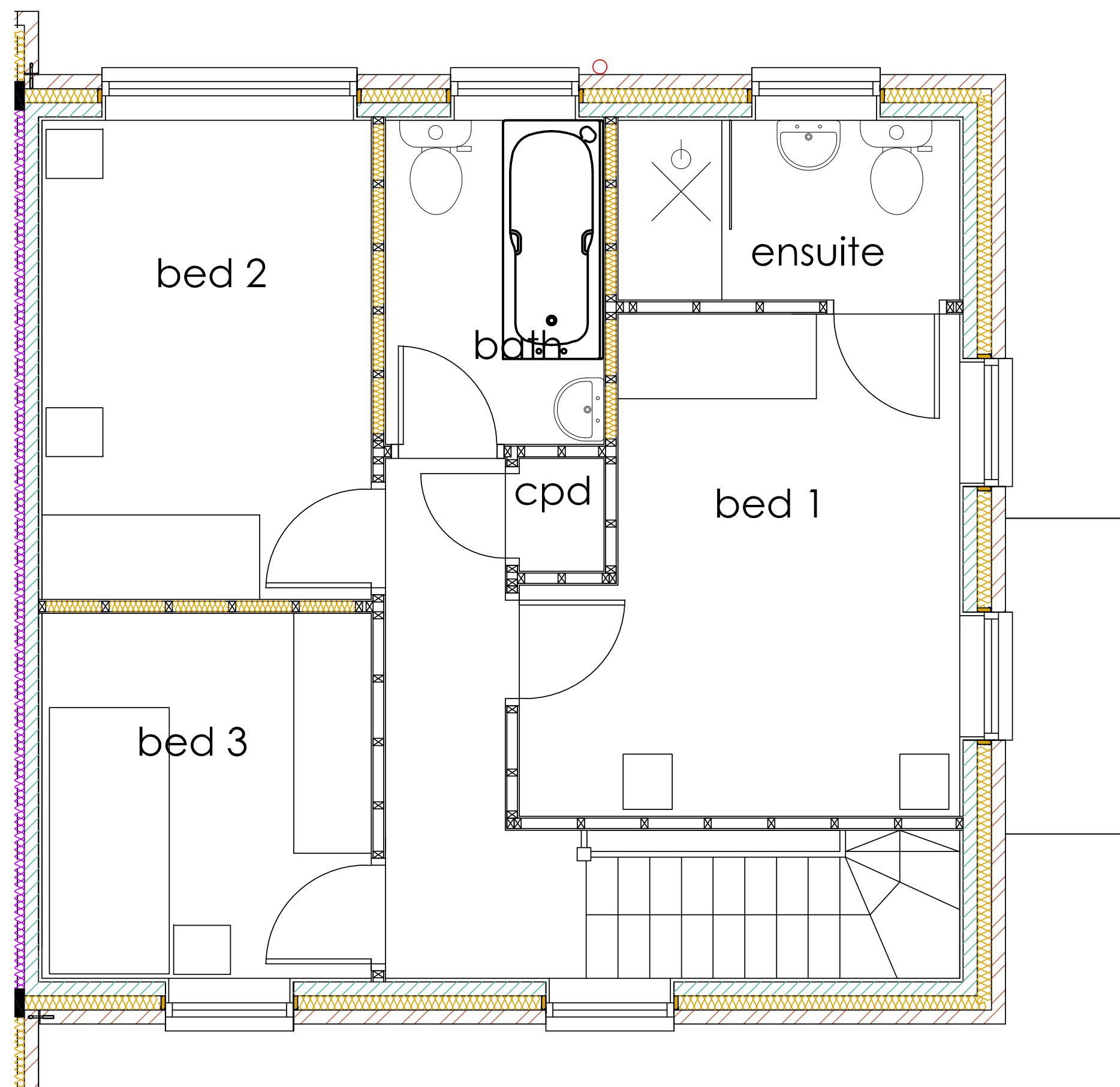
Allocated parking for two vehicles.

### Heating

Gas boiler & radiators.

### Lighting

Energy efficient low wattage lamps throughout.



First Floor Layout



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Stunning 2, 3 & 4 Bedroom Homes





- Plot 1 - 3 Bed £SOLD STC
- Plot 2 - 3 Bed £SOLD STC
- Plot 3 - 3 Bed £192,500
- Plot 4 - 3 Bed £SOLD STC
- Plot 5 - 2 Bed £SOLD STC
- Plot 6 - 2 Bed £SOLD STC
- Plot 7 - 2 Bed £SOLD STC
- Plot 8 - 2 Bed £SOLD STC
- Plot 9 - 4 Bed £295,000
- Plot 10 - 4 Bed £295,000
- Plot 11 - 3 Bed £SOLD STC
- Plot 12 - 4 Bed £275,000
- Plot 13 - 3 Bed £SOLD STC
- Plot 14 - 3 Bed £219,950
- Plot 15 - 4 Bed £275,000







Plot No.	Type	Name	Bedrooms	Description	Sq Ft	Garage	Sales Price
1	B1	The Hambleton	3 Bedroom End	S/D	872	PARKING	SOLD STC
2	B	The Welburn	3 Bedroom Mid	S/D	910	PARKING	SOLD STC
3	B	The Welburn	3 Bedroom Mid	S/D	910	PARKING	£192,500
4	B2	The Hamilton	3 Bedroom End	S/D	890	PARKING	SOLD STC
5	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD STC
6	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD STC
7	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD STC
8	A	The Byland	2 Bedroom Semi	S/D	767	PARKING	SOLD STC
9	E	The Croft	4 Bedroom Detached	DET	1,307	GARAGE	£295,000
10	E	The Croft	4 Bedroom Detached	DET	1,307	GARAGE	£295,000
11	C	The Ayr	3 Bedroom Detached	DET	995	GARAGE	SOLD STC
12	D	The Dalton	4 Bedroom Detached	DET	1178	GARAGE	£275,000
13	C	The Kilburn	3 Bedroom Semi	S/D	995	GARAGE	SOLD STC
14	C	The Kilburn	3 Bedroom Semi	S/D	995	PARKING	£219,950
15	D	The Dalton	4 Bedroom Detached	DET	1178	GARAGE	£275,000

\* Fully fitted Howdens kitchen with appliances included in price see [www.essentialhomesltd.co.uk/your-kitchen](http://www.essentialhomesltd.co.uk/your-kitchen)

\* All carpets/vinyl flooring/garden turf/patio paving included in price.

\* Assisted sale available through Stanifords Beverley, 3 Sow Hill Road, Beverley, HU17 8BG | Tel: 01482 866304 | Email: bevsales@stanifords.com

\* All details are supplied errors and omissions excepted (E&OE).





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[www.essentialhomesltd.co.uk](http://www.essentialhomesltd.co.uk)

