



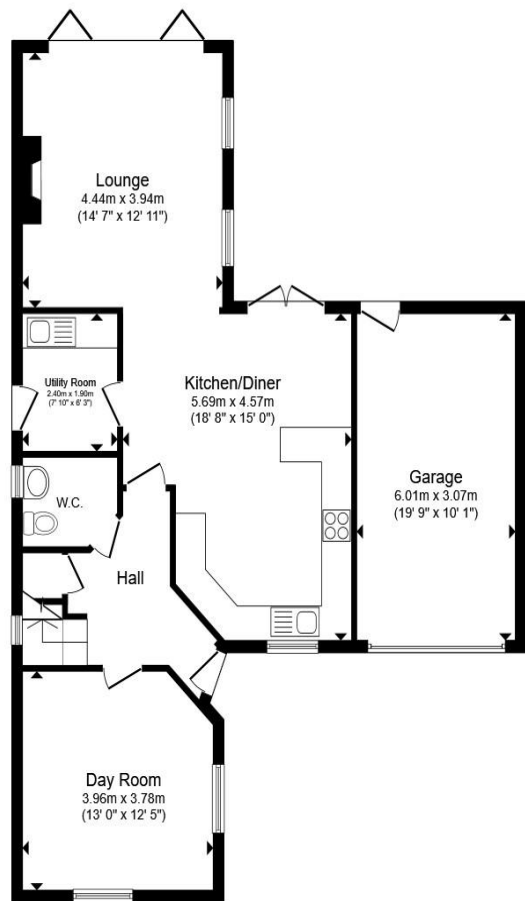
Warren Drive, Leven, BEVERLEY, HU17 5PD

Welcome to

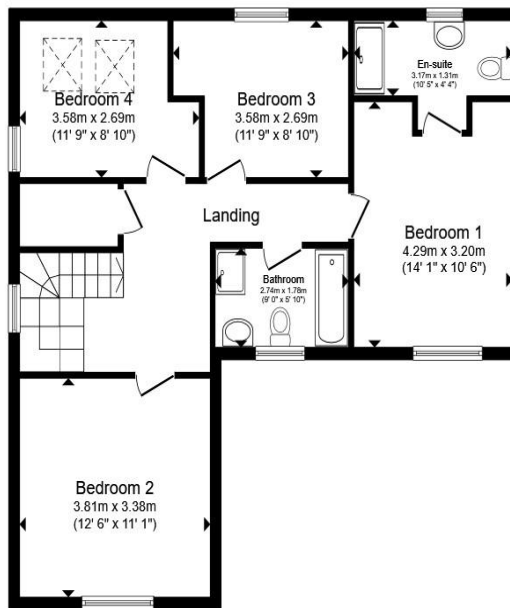
Warren Drive, Leven BEVERLEY

Exceptional former show home offering stylish open-plan living, four generous bedrooms, a luxurious master suite, integral garage and a beautifully landscaped rear garden in a sought-after village location.





Ground Floor



First Floor

Entrance Hall

Lounge

Kitchen/Diner

Day Room

Utility Room

Bedroom 1

En Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Garage

Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 163.1 m² (1,755 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

Welcome to

Warren Drive, Leven BEVERLEY

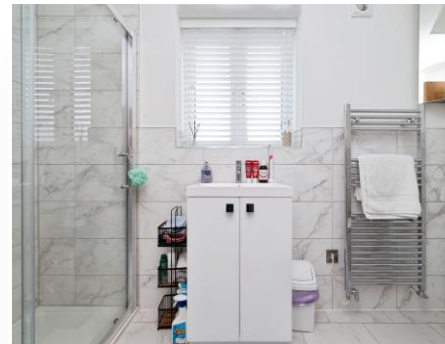
- Four-bedroom detached family home
- Open-plan kitchen/dining room with French doors
- Day Room with BI folding doors with log burner
- Principal bedroom with en-suite
- Former show home

Tenure: Freehold EPC Rating: B

Council Tax Band: E

Offers in the region of

£440,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107749



Property Ref:
BEV107749 - 0004

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