



77 The Orchard, Leven, Beverley HU17 5QA
Offers Over £399,950

- Four bedrooms plus fabulous converted loft (with Regs)
- Five bedrooms / Three bathrooms
- True move-in condition
- Driveway plus double garage
- Attractive modern kitchen and bathrooms
- Popular village with amenities
- Council Tax Band: D
- EPC Rating: TBC

A stunning family property which has been extended by the conversion of the loft space to create an additional large bedroom with en-suite shower room. Now offering flexibility of layout this appealing property is in true move-in condition. Lovingly updated over time and with stylish interiors throughout the property has a beautiful walnut kitchen with moulded Corian work surfaces and three well appointed bathrooms. Located in this ever popular village which retains many of its amenities, this fabulous home also has off street parking and a double garage.

LOCATION

The property is located on the south side of the popular village of Leven. The Orchard is accessed off High Stiles close to Leven pharmacy and doctors and the property lies very close to an attractive area of amenity land which will be of bonus to families.

Leven itself is a small but steadily growing village which has a friendly community feel. 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 well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC front door and an attractive Travertine tiled floor which flows through into the breakfast kitchen. Stairs to the first floor accommodation with storage cupboard under.

LIVING ROOM

18'4" x 10'10" (5.59m x 3.30m)
A generous sized room which encompasses one whole side of the property and is dual aspect with walk-in bay window to the front elevation and French doors to the rear opening onto the sun terrace of the rear garden. The focal point of the room is a contemporary stone fireplace housing gas living flame fire. Attractive oak laminate flooring.

DINING ROOM

10'2" x 8'8" (3.10m x 2.64m)
Window to front and side elevations.

BREAKFAST KITCHEN

16'2" x 8'9" (4.93m x 2.67m)
A stunning modern kitchen with a generous range of wall and base storage units with walnut fronts and contrasting moulded Corian work surfaces with inset one and a half bowl sink and drainer. Matching breakfast bar. Six ring gas hob with extractor over, double oven, integrated dishwasher and fridge freezer. French doors opening out onto the rear garden. Archway through into utility room.

UTILITY ROOM

5'9" x 5'1" (1.75m x 1.55m)
Wall, base and larder units to match those of the kitchen and Corian work surface. Space and plumbing for washing machine. A continuation of the Travertine tiled flooring and uPVC glass panelled door opening out onto the driveway.

CLOAKROOM

With a two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Travertine tiled floor and window to the side elevation.

FIRST FLOOR

LANDING

Window to front elevation and fixed staircase to bedroom 5 on the second floor. Airing cupboard.

BEDROOM 1

12'1" x 10'2" (3.68m x 3.10m)
An attractive dual aspect room with windows to both front and side elevations.

EN-SUITE SHOWER ROOM

5'9" x 5'2" (1.75m x 1.57m)
With a three piece sanitary suite comprising corner shower enclosure, close coupled w.c. and vanity hand wash basin. Fully tiled walls, heated towel rail and window to side elevation.

BEDROOM 2

10'10" x 9'2" (3.30m x 2.79m)
Window to rear elevation.

BEDROOM 3

9'0" x 7'9" (2.74m x 2.36m)
Window to rear elevation.

BEDROOM 4

8'11" x 10'10" (2.72m x 3.30m)
Window to front elevation.

FAMILY BATHROOM

8'1" x 5'6" (2.46m x 1.68m)
A stunning family bathroom featuring roll top bath, close coupled w.c. and vanity hand wash basin. Tiled walls and window to rear elevation.

SECOND FLOOR

BEDROOM 5

21'5" x 11'6" (6.53m x 3.51m)
A fabulous bedroom created by a full loft conversion with Building Regulation Approval. Three Velux roof lights, stylish niches in walls and mounting on wall for television.

EN-SUITE SHOWER ROOM

11'5" x 4'9" (3.48m x 1.45m)
With a three piece sanitary suite comprising tiled shower enclosure, close coupled w.c. and pedestal hand wash basin. Velux roof light and heated towel rail.

OUTSIDE

The front garden has a central lawn which is partially enclosed by established flower borders with a number of ornamental shrubs and trees. To the side of the property a gravelled drive provides ample parking for a number of cars and leads down to the double garage.

The rear garden is accessed through a gate from the driveway. The rear garden is well tended with a sun terrace immediately adjacent to the living room and breakfast kitchen which leads out to an open lawned area skirted by wide and well stocked flower borders with attractive sculpted ornamental trees. A further seating area is found to the rear of the garden which has been laid over with slate chippings.

DOUBLE GARAGE

17'2" x 16'8" (5.23m x 5.08m)
With electric up and over door and further side courtesy door and window. Supplied with light and power and with the benefit of having storage in the roof space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and 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 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 an inspection made at the time of instruction and are intended to give a general description of the property at the time.