

HEATING AND INSULATION

The property has a gas-fired underfloor heating system and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

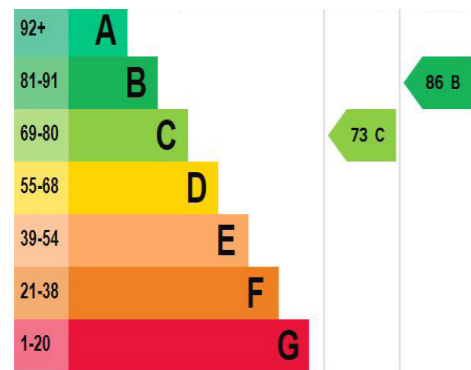
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.

£275,000

**73 The Orchard,
Leven**



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A block paved driveway provides considerable car hard standing to the front and side of the property and leads to a brick built garage with up and over door, power and light and further storage available over the rafters. There is an appealing landscaped, easily accessible rear garden with paved paths, timber decking and raised beds.

ACCOMMODATION

- Entrance Hall
- Living room with bay window
- Kitchen with fitted appliances
- Master Bedroom with fitted wardrobes and en suite shower room
- Bedroom 2 with fitted wardrobes
- Bedroom 3 (double)/Dining Room
- House Bathroom
- Driveway and Parking
- Garage with a fitted sink and plumbing/venting for a washing machine and dryer.
- Rear Gardens

LOCATION

Leven is located to the north east of Beverley and provides good access to it, nearby Hornsea, Bridlington and Hull. Local amenities include a doctor's surgery, pharmacy, primary school, small supermarket, butcher, pubs, sports centre and a local petrol station. It really is a very well set up village.



73 The Orchard, Leven, HU17 5QA

A lovely 3 bedroom, (or 2 bedroom and 2 reception room) modern bungalow offering very well appointed accommodation in this highly regarded village that provides an excellent range of shops and amenities.

As a more modern home the property offers a number of things that more traditional bungalows don't, such as: an en suite, spacious hallway and extensive driveway with level access. It also has underfloor heating throughout which will be a significant advantage for many purchasers. The property is very accessible by wheelchair making it ideal for those looking for that aspect. The very well presented, double glazed accommodation briefly comprises: a spacious Entrance Hall, Living Room with bay window to front, an attractively fitted Kitchen with fitted appliances including double oven, hob, fitted dishwasher and fridge freezer. There is also a Master Bedroom with extensive fitted wardrobes and attractively appointed En Suite Shower room, a further Bedroom also with fitted wardrobes, Bedroom 3 (a double) that may also be used as a dining room (as it is currently) and attractively fitted house Bathroom with shower over the bath.

