

# HUNTERS®

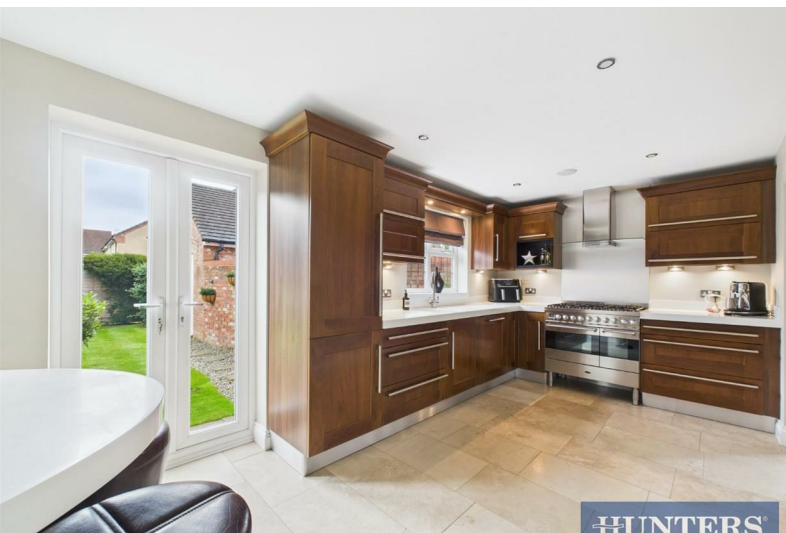
HERE TO GET *you* THERE



## The Orchard

Leven, Beverley, HU17 5QA

Offers In The Region Of £385,000





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## Entrance Hall

UPVC front door, tiled flooring, coving, under stairs cupboard, radiator, power points and stairs ascending to the first floor landing.

## Downstairs Cloakroom

UPVC double-glazed window to the side aspect, tiled flooring, low flush WC, wash hand basin with pedestal, and radiator.

## Lounge

UPVC double-glazed bay window to the front aspect, french doors to the rear aspect, laminated laid wood style flooring, coving, feature gas fireplace, radiator and power points.

## Dining Room

UPVC double-glazed window to the front and side aspect, coving, radiator and power points.

## Kitchen

French doors out onto the garden, tiled flooring, range of solid walnut wall and base units with roll top corian work surfaces, sink and drainer unit, breakfast bar, integrated dishwasher, integrated fridge/freezer, electric range oven, gas hob, extractor hood, radiator and power points.

## Utility Room

UPVC door to the side aspect, tiled flooring, range of solid walnut wall and base units with roll top Corian work surfaces, space for a washing machine, radiator, and power points.

## First Floor landing

## Bathroom

UPVC window to the rear aspect with frosted glass, Karndean flooring, heated towel rail, roll top bath, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

## Bedroom 1

UPVC double-glazed window to the front and side aspect, coving, radiator and power points.

## En-suite

UPVC double-glazed window to the side aspect, UPVC double-glazed opaque window to the rear aspect, karndean flooring, low flush WC, wash hand basin with vanity unit, fully tiled shower cubicle with rainfall shower, fitted mirror, heated towel rail and extractor fan.

## Bedroom 2

Located on the top floor, Velux to the front and rear aspects, column radiator, eave storage and power points.

## Ensuite

Velux window to the rear aspect, tiled floor, fully tiled shower cubicle with rainfall shower, low flush WC and a wash hand basin with pedestal.

## Bedroom 3

UPVC window to the rear aspect, radiator, TV point and power points.

## Bedroom 4

UPVC window to the front aspect, radiator, TV points and power points.

## Bedroom 5/Dressing room

UPVC window to the rear aspects, radiator and power points.

## Double garage

Up and over garage door, window to the side aspect, door to the side aspect, power and lighting.

## Garden

Part walled garden, mainly laid to lawn with plant and shrub borders, patio area, outside tap, side and rear entrance.

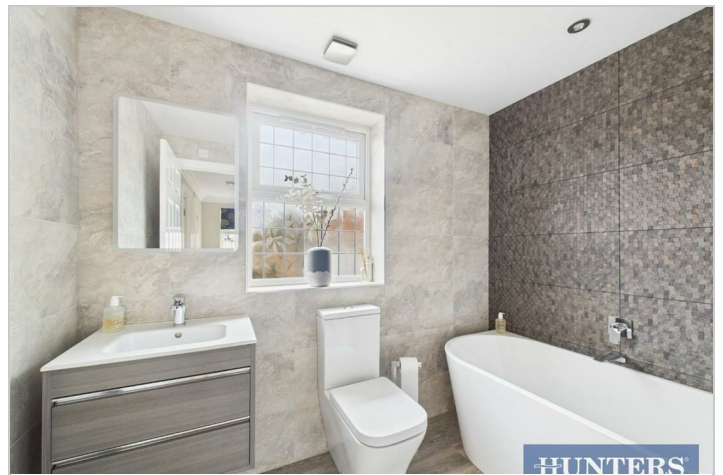
Tel: 01482 861411

This splendid five-bedroom detached house at The Orchard offers an exceptional opportunity for families seeking a spacious and comfortable home. The property is situated in a highly desirable area, known for its friendly community and picturesque surroundings, making it an ideal location for those looking to settle down.

Upon entering, you will be greeted by a welcoming atmosphere that flows throughout the home. The generous living spaces are perfect for both relaxation and entertaining, providing ample room for family gatherings and social events. Each of the five bedrooms is well-proportioned, ensuring that everyone has their own private sanctuary. The property is presented in move-in condition, allowing you to enjoy your new home without the need for immediate renovations.

In addition to the spacious interiors, this home boasts a double garage, providing convenient parking and extra storage space. The outdoor area is equally appealing, offering a lovely garden where you can unwind and enjoy the fresh air.

This property is not just a house; it is a place where memories can be made. With its prime location, generous living space, and modern amenities, this home is sure to attract interest. Do not miss the chance to make this delightful property your own.



Road Map



Hybrid Map



Terrain Map



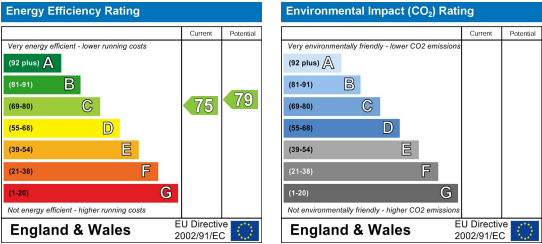
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.