



SYMONDS + GREENHAM

Estate and Letting Agents



73 The Orchard, Beverley, HU17 5QA

£285,000

OUTSTANDING THREE BED DETACHED BUNGALOW - POPULAR VILLAGE LOCATION - BRIGHT AND MODERN THROUGHOUT - STEP FREE ACCESS TO THE FRONT - UNDER FLOOR HEATING

Nestled in the picturesque village of Leven, just a stone's throw away from essential amenities, this splendid 3-bedroom true bungalow on The Orchard offers an idyllic retreat for those seeking tranquil yet convenient living. With a shop, a school, two welcoming pubs, and a 24-hour garage nearby, your daily needs are effortlessly met. Plus, the allure of Hornsea's beaches and the historic charm of Beverley are just a short drive away. As you step inside, the bungalow welcomes you with a wealth of living space. The lounge provides a warm and inviting ambiance, perfect for unwinding after a busy day. The well-appointed kitchen ensures culinary endeavours are a breeze, while the adjacent dining room, easily convertible into a third bedroom, offers versatility to suit your lifestyle. The bungalow comprises two generously proportioned bedrooms, each providing a peaceful haven for rest and relaxation. The main bedroom features an ensuite, enhancing your daily comfort. A well-equipped family bathroom completes the living quarters. Outside, the property impresses with ample off-street parking for multiple vehicles, ensuring the utmost convenience for you and your guests. The paved rear garden presents a delightful spot for outdoor activities, gardening, or simply savouring the fresh air. In summary, this 3-bedroom true bungalow on The Orchard in Leven, Beverley, offers the perfect blend of tranquility and accessibility. Its spacious interior, coupled with a prime location that combines the charm of village living with proximity to both coastal and town amenities, makes it an appealing choice. If you're seeking single-level living in a peaceful yet well-connected setting, this bungalow is a must-see. Don't miss the opportunity to call it your own and relish the comfort it provides.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

14'24 x 11'92 max (4.27m x 3.35m max)

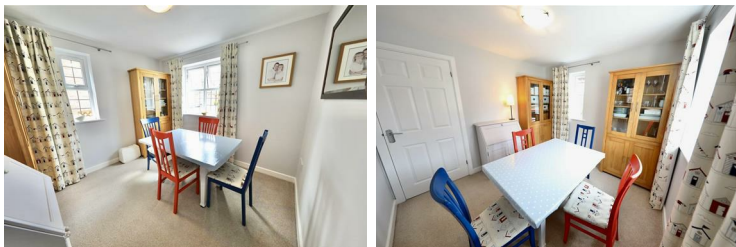
A wonderful family room with excellent natural light.



DINING ROOM/BEDROOM 3

9'83 x 9'68 max (2.74m x 2.74m max)

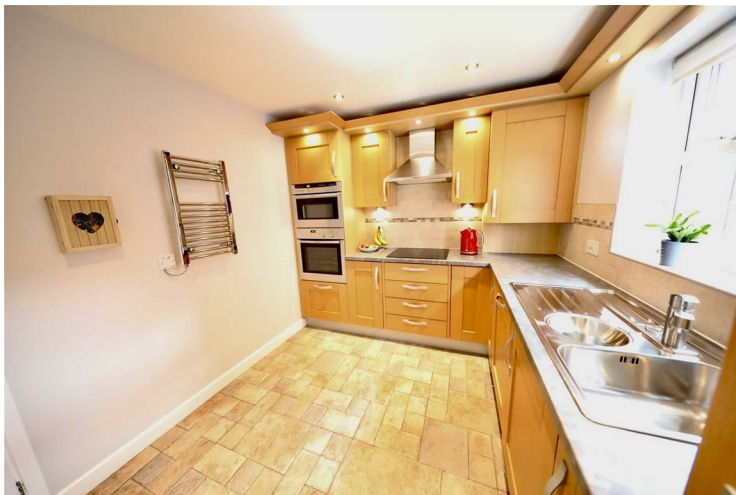
Another wonderful room which is currently used as a dining room but could be a third bedroom.



KITCHEN

10'21 x 8'83 max (3.05m x 2.44m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated oven and microwave, an integrated induction hob, a stainless steel sink and drainer unit, an integrated dishwasher and an integrated fridge freezer.



BEDROOM 1

13'38 x 9'52 max (3.96m x 2.74m max)

A brilliant main bedroom with lots of space for storage.



ENSUITE

With a low level WC, a hand basin and a walk in shower.



BEDROOM 2

11'69 x 8'70 max (3.35m x 2.44m max)

Another wonderful family room.



BATHROOM

With a low level WC, a hand basin and a bath.



HALLWAY



OUTSIDE

The property benefits from off street parking for multiple vehicles and a rear garden that mainly paved.



CENTRAL HEATING

The property has the benefit of under floor heating throughout (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band C.

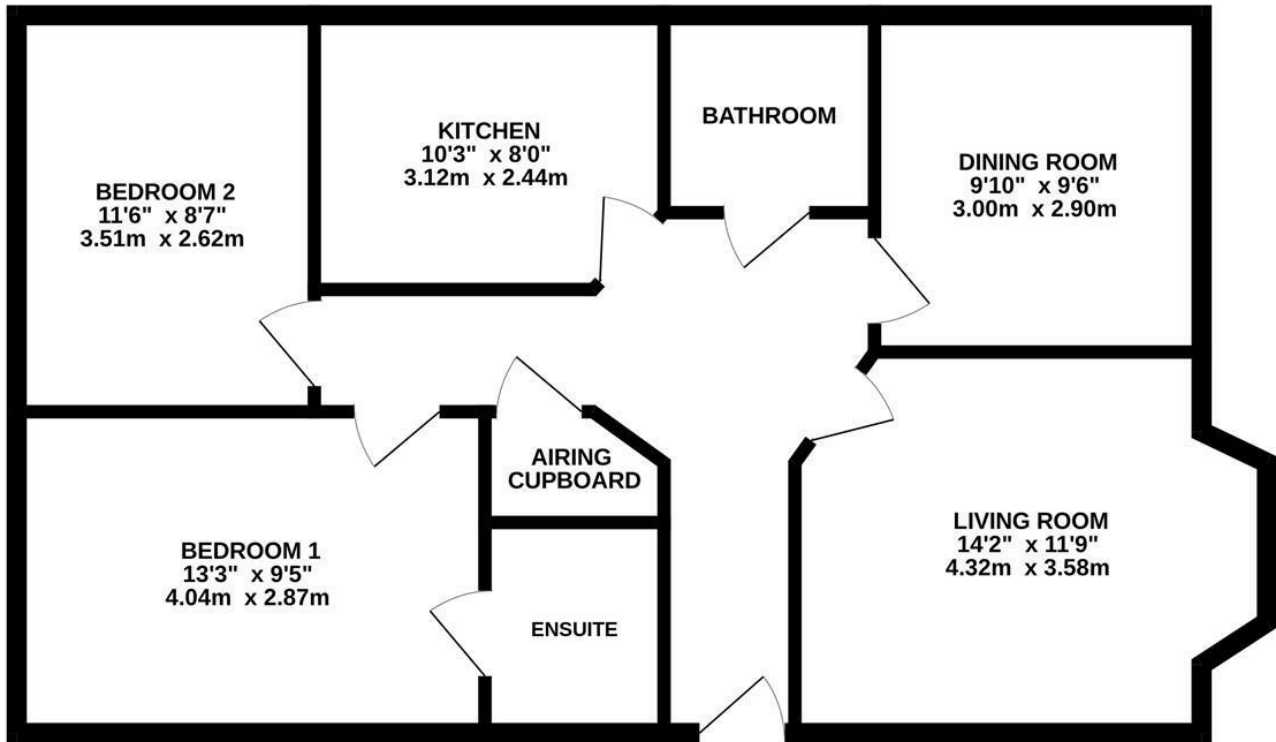
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
73	86

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC