



**61 The Orchard**  
**Leven, Beverley, East Yorkshire HU17 5QA**  
**Offers in the region of £370,000**

**WP** WOOLLEY  
& PARKS



\*\*\*IMMACULATE DOUBLE FRONTED DETACHED WITH DOUBLE GARAGE\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE\*\*\*

This impressive double fronted property has been beautifully updated and enhanced by the current owners to provide a warm and comfortable family home in a turn key condition. Deceptively spacious and hugely versatile with modern fixtures, stylish décor and well proportioned accommodation over two floors. Naturally light and inviting with entrance hall, cloakroom/w/c, formal lounge, office/day room. separate utility and open plan dining kitchen complete with unspoiled garden views all to the ground floor with four double bedrooms, en-suite shower room and family bathroom all to the first. The property also boasts an enclosed rear garden offering a fair degree of privacy with detached double garage and private drive. Situated within the sought after village of Leven enjoying a variety of amenities to hand plus well regarded primary school and transport links. Offered to the open market at a price to sell and with demand sure to be high we strongly recommend early viewings to avoid disappointment.



**Entrance Hall** 14'4" x 5'7" (4.37m x 1.72m )  
Warm and inviting entrance hall with double glazed glass panelled door to front elevation, straight flight staircase leads to first floor accommodation complete with under stairs storage cupboard, ornate coving, central heating radiator and wood effect flooring laid throughout.

**Cloakroom/W/C** 5'10" x 2'11" (1.80m x 0.91m )  
Fitted with a stylish two piece suite comprising low flush w/c and vanity unit incorporating hand wash basin and storage, tiled splash backs and wood effect flooring.

**Living Room** 16'2" x 11'7" (4.94m x 3.55m )  
Beautifully presented formal lounge, naturally light with double glazed box bay window to front elevation, feature living flame electric fire with attractive granite hearth and modern surround creating a superb focal point to the room, internal French doors to dining area with ornate coving, central heating radiator and wood effect laid flooring.

**Office/Day Room** 10'1" x 9'8" (3.08m x 2.97m )  
Hugely versatile reception room currently used as a home office with double glazed bow bay window to front elevation, ornate coving, central heating radiator and wood effect flooring.

**Dining Area** 10'7" x 10'0" (3.25m x 3.06m )  
Open plan dining area with double glazed French doors to rear elevation boasting unspoiled garden views with ornate coving, stylish vertical central heating radiator and wood effect flooring.

**Kitchen** 17'7" x 10'7" (5.36m x 3.25m )  
Open plan kitchen fitted with a comprehensive range of wall, base, display and drawer units in Farmhouse finish with contrasting roll top work surfaces and matching splash backs, inset single bowl ceramic sink unit with drainer and mixer tap over, integral appliances with dishwasher and drinks fridge plus Rangemaster oven included complete with fitted extractor hood, matching breakfast island, double glazed window to and French doors to rear elevation with spot lighting, central heating radiator and tiled flooring.

**Utility Room** 6'4" x 5'10" (1.95m x 1.80m )  
Fitted with a matching range of wall, base and drawer units, roll top work surfaces, ample space and plumbing for free standing appliances with wall mounted gas combination boiler, double glazed external door to side elevation, central heating radiator and continued tiled flooring.

**First Floor Landing** 19'4" x 6'0" (5.91m x 1.83m )

Spacious and light with double glazed window to front elevation, central heating radiator, ornate coving, access to part boarded loft space and built in storage cupboard.

**Main Bedroom** 14'6" x 11'8" (4.44m x 3.56m )  
Well presented main bedroom with double glazed window to rear elevation, ornate coving, central heating radiator and fitted carpets.

**En-Suite Shower Room** 7'11" x 5'9" (2.43m x 1.76m )  
Stylish and modern en-suite shower room comprising double length fully tiled shower cubicle with drench shower head over and separate shower attachment, vanity style unit incorporating hand wash basin and storage plus low flush w/c, partially tiled walls, chrome heated towel rail, wall mounted mirror, double glazed window to rear elevation and wood effect flooring.

**Bedroom Two** 11'9" x 10'6" (3.59m x 3.21m )  
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Bedroom Three** 9'6" x 9'2" (2.90m x 2.81m )  
A further spacious double bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

**Bedroom Four** 9'5" x 9'0" (2.89m x 2.75m )  
Fourth good sized double bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

**Family Bathroom** 9'5" x 5'6" (2.89m x 1.69m )  
Attractive white three piece suite comprising panelled bath, pedestal wash basin and low flush w/c, chrome heated towel rail, double glazed window to side elevation, partially tiled walls and ceramic tiled flooring.

**External**  
Enclosed garden to the rear having been mainly laid to lawn and providing a fair degree of privacy throughout with large paved patio areas, timber fenced surround, external sockets and outside tap with gated side access.

**Double Garage**  
Brick built detached double garage with electric roller style door to front, power supply and light plus loft storage and personal door to the rear. The garage also boasts a timber built lean too behind the garage providing additional dry storage. The garage is accessed via a gravelled double width drive providing ample off street parking.

**Council Tax**  
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band E.

**Tenure**  
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

**Disclaimer:**  
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Draft Details:**  
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

**Virtual Viewing/Videos**  
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

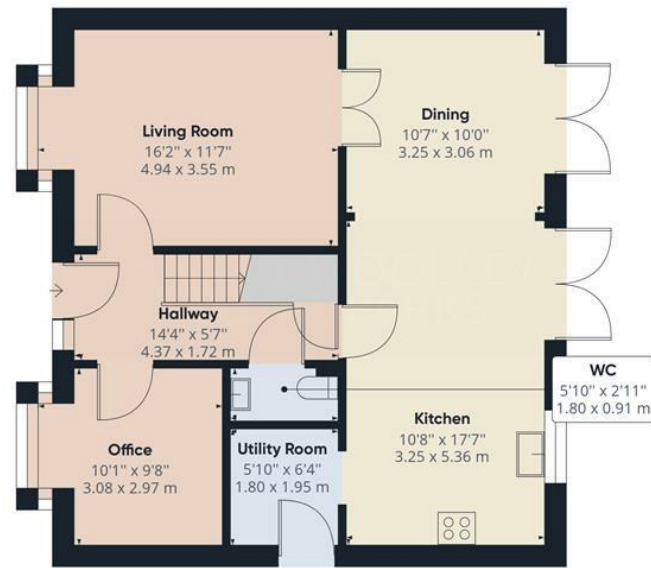




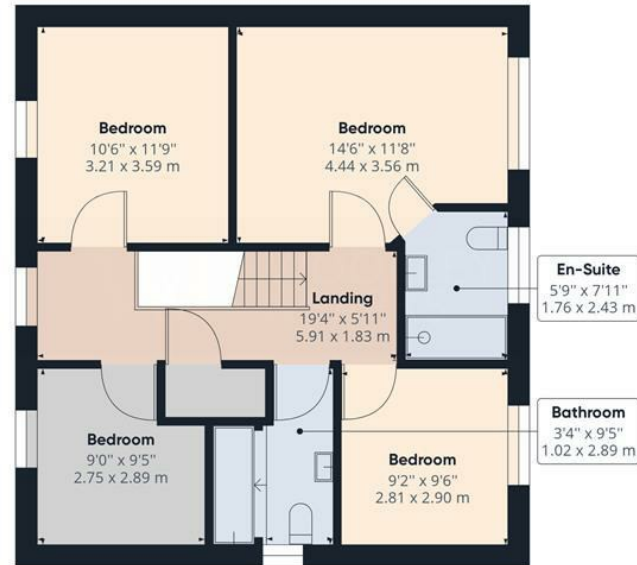








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1396.40 ft<sup>2</sup>  
129.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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