



**79 The Orchard**  
**Leven, Beverley, East Yorkshire HU17 5QA**  
**Asking price £375,000**

**WP** WOOLLEY  
& PARKS

\*\*\*IMPRESSIVE FAMILY HOME IN A TURN KEY CONDITION\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This impressive family home has been simply transformed by the current owners. No expense has been spared to the overall finish with each and every room boasting quality fixtures in abundance. Beautifully decorated over three floors with oak veneered doors, log burning stove, modern open plan kitchen, bi-folding doors, upgraded staircase, boiler and floor coverings to name but a few of the stylish features on offer. Warm and inviting throughout with entrance hall, cloakroom/w/c, formal lounge and dining kitchen all to the ground floor with four bedrooms and family bathroom to the first floor plus attractive loft room conversion complete with dressing area and ensuite to the second. Set within a desirable corner plot the walled garden has also undergone a full renovation with composite decking, paved patio, manicured lawns and brick built outdoor fire plus block paved double width drive, single garage and private drive. Located within the popular village of Leven with a variety of amenities, well regarded primary school and transport links all to hand. Demand is sure to be high for this incredible family home so early viewings essential.



**Entrance Hall** 17'0" x 6'4" (5.19m x 1.95m )  
Warm and inviting entrance hall with stylish composite external door to front elevation, attractive oak laid flooring throughout with straight flight staircase leading to first floor accommodation, naturally light with double glazed window to side elevation, ornate coving and central heating radiator.

**W/C** 4'11" x 2'6" (1.52m x 0.77m )  
Fitted with a vanity style unit incorporating hand wash basin and storage plus low flush w/c, Travertine tiled walls and splash backs with double glazed window to side elevation, central heating radiator and oak laid flooring.

**Lounge** 17'10" x 12'5" (5.45m x 3.81m )  
Beautifully presented formal lounge with double glazed bay window to front elevation and further double glazed window to side. The lounge boasts a wonderful log burning stove set upon a stone hearth with oak mantel beam providing a most attractive focal point with decorative coving, central heating radiator and oak laid flooring.

**Kitchen/Dining Room** 19'6" x 14'5" (max) (5.95m x 4.41m (max))  
Impressive open plan dining kitchen offering a comprehensive range of wall, base and drawer units in a two tone finish with contrasting butcher block work surfaces and exposed brick splash backs, attractive central Island complete with quartz work tops, inset one and half bowl sink unit, integrated dishwasher and seating area, ample space and plumbing for free standing appliances with fitted extractor hood, oak shelves and inset LED spot lighting. Naturally light with double glazed window complete with window seat to rear elevation and bi-folding doors to the side, exposed oak beams, stylish vertical radiator and oak laid flooring.

**First Floor Landing** 12'10" x 12'1" (3.93m x 3.70m )  
Oak balustrade staircase leads to first floor accommodation, attractive coving, double glazed window to side elevation, built in airing cupboard, central heating radiator and fitted carpets.

**Bedroom Two** 11'8" x 12'4" (3.56m x 3.77m )  
A well proportioned double bedroom with double glazed window to the front elevation, attractive coving, central heating radiator, fitted carpets and quality fitted wardrobes providing ample storage. This bedroom also enjoys direct access to the family bathroom.

**Bedroom Three** 10'3" x 9'7" (3.14m x 2.94m )

A further spacious double bedroom with double glazed window to rear elevation, inset LED spot lights, central heating radiator and fitted carpets.

**Bedroom Four** 9'5" x 7'8" (2.89m x 2.34m )  
Currently used as a home office, however would make a generous sized bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Bedroom Five/Office** 7'9" x 6'6" (2.38m x 2.00m )  
Spacious single room with double glazed window to front elevation, central heating radiator and fitted carpets.

**Family Bathroom** 10'7" x 6'1" (3.25m x 1.86m )  
A modernised, light and spacious family bathroom featuring a free-standing bath complete with shower attachment, separate shower enclosure with plumbed power shower, vanity wash basin with fitted cabinets and a low flush w./c, double glazed windows to side elevation, two chrome towel radiators, inset LED spot lights, extractor fan and attractive tiling throughout.

**Second Floor**  
**Dressing Area** 10'3" x 8'6" (3.14m x 2.61m )  
A staircase from the landing leads up to a converted loft which features an open landing/dressing area with two Velux roof lights, fitted hanging rails, spot lights and access to eaves storage space.

**Principle Bedroom** 14'5" x 12'7" (4.40m x 3.86m )  
A real statement room, filled with natural light via a most attractive arrangement of four Velux roof lights enjoying pleasant far-reaching views, central heating radiator, air conditioning unit, fitted carpets and eaves storage access.

**En-Suite Shower Room** 8'6" x 4'7" (2.60m x 1.42m )  
Stylishly fitted with an attractive suite comprising of a plumbed and tiled double length shower enclosure complete with drench shower head, vanity style unit incorporating hand wash basin and fitted storage plus low flush w/c, chrome towel radiator, spot lights, extractor fan and Velux roof light.

**Garage and Drive**  
Single brick built garage with up and over door, power supply and light. The garage is accessed via a gravelled gated drive. To the front of the property is a block paved double width drive again providing ample off road parking.

**External**  
Enjoying a corner plot this property boasts an impressive walled garden to the rear having also undergone a recent transformation with formal lawn, well stocked and decorative borders, composite decking, paved patio area, steel built glass panelled pergola, external storage, outside fire and gated side access.

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

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

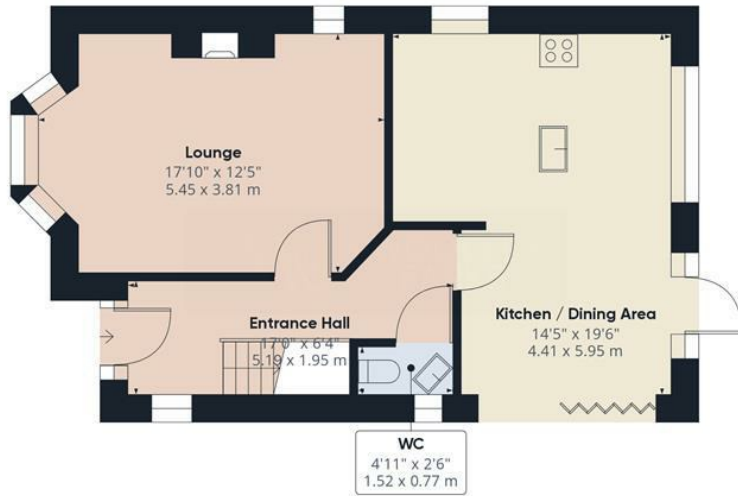
**Disclaimer:**  
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations 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.

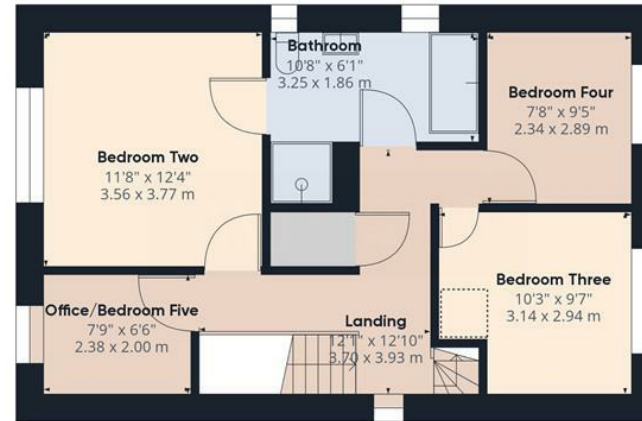
**Virtual Viewing/Videos**  
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes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



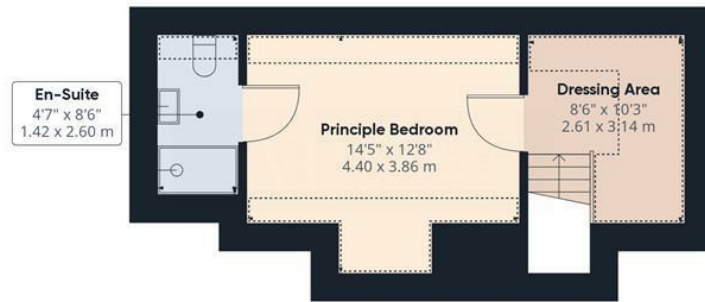




Ground Floor



Floor 1



Floor 2

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

1421.65 ft<sup>2</sup>  
132.08 m<sup>2</sup>

Reduced headroom

117.19 ft<sup>2</sup>  
10.89 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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