



37 The Orchard, Leven, Beverley, East Riding of Yorkshire, HU17 5QA



SPACIOUS AND BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED FAMILY HOME ON
A ONE-ACRE PLOT IN THE SOUGHT-AFTER VILLAGE OF LEVEN, NEAR BEVERLEY.



Welcome to Bramley Acre, 37 The Orchard, Leven. This impressive detached property offers over 2,100 square feet of light-filled, versatile living space, making it an ideal choice for families. Situated in a peaceful cul-de-sac within the highly regarded village of Leven, the home is perfectly positioned for access to Beverley, Hull, and the East Yorkshire Coast. With its stunning bespoke kitchen, flexible layout, and expansive gardens, this home is ready to move into and enjoy.

What We Love

This home is a perfect blend of space, style, and functionality.

The open-plan kitchen, dining, and day room is a standout feature, offering a seamless flow for family life and entertaining. The bi-fold doors open onto a large paved terrace, creating a wonderful indoor-outdoor connection.

The ground floor office and shower room provide flexibility for those needing a home workspace or an additional bedroom.

Leven is a vibrant village with a strong sense of community, offering a range of amenities including shops, a primary school, and local pubs. Its location is ideal for families, with excellent transport links by road to Beverley, Hull, and the stunning East Yorkshire coastline and a regular bus service .

The area is popular with professionals and families alike, offering a peaceful yet connected lifestyle.





Living here means enjoying the best of both worlds – the tranquillity of a village setting with the convenience of nearby towns and coastal attractions. The large garden, complete with summer house, is perfect for outdoor gatherings, children’s play, or simply unwinding in nature.

What the Owner Loves

We fell in love with the space and light this home offers, especially the kitchen and open-plan living area – But it was the plot itself with its generous garden and vehicle space that really attracted us in the first instance.

The garden has been a joy, with its mix of lawn, wildflower areas, and mature trees. It’s a great space for entertaining or just relaxing.



The double garage with its upstairs space has been incredibly useful, and the driveway is perfect for anyone with multiple vehicles, classics or a perhaps a caravan or motorhome. It really is a perfect home for a growing family.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.



Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information:

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

What Contract Ready Means for You — the Buyer

When a seller is Contract Ready, it means all the key legal documents are prepared before a sale is agreed, so everything's ready to go as soon as the offer is accepted, with no cost to you.

This includes:

- Proof of ownership and authority to sell
- Seller's Property Information Forms (TA6, TA10)
- Draft contract of sale

Your solicitor usually receives the full legal pack within 48 hours, so they can get to work immediately.

How this helps you:

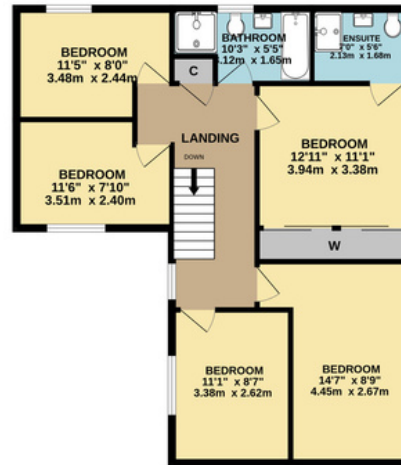
- Reduces the number of enquiries going back and forth
- Smoother and potentially quicker sale
- Lowers the risk of the sale falling through



GROUND FLOOR
1360 sq.ft. (126.4 sq.m.) approx.



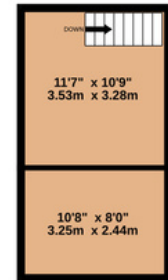
1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.



GARAGE
336 sq.ft. (31.2 sq.m.) approx.



GARAGE
209 sq.ft. (19.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2655 sq.ft. (246.6 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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

