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ESTATE AGENTS



## The Orchard Leven, HU17 5QA

Nestled in the charming village of Leven, Beverley, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 2003, this true bungalow spans an impressive 1,096 square feet and is situated in a sought-after area, making it an ideal choice for families and retirees alike.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two bathrooms are thoughtfully designed, ensuring that morning routines run smoothly for all residents. The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in.

Surrounding the bungalow are beautifully designed gardens that enhance the property's appeal, offering a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. The tasteful decor throughout the home creates a warm and inviting atmosphere, making it easy to envision yourself living here.

Living in Leven means you will have access to a variety of local amenities, including a bakery, butchers, and a shop, all within a short distance. The village also features a sports hall, catering to those who enjoy an active lifestyle.

This bungalow is not just a home; it is a lifestyle choice in a friendly community. With its spacious rooms, modern conveniences, and picturesque surroundings, this property is a rare find that is sure to impress. Do not miss the opportunity to make this lovely bungalow your new home.

Viewing highly recommended

EPC-C- Tax Band-C- Tenure-Freehold

**£280,000**

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### Entrance hall

10'10" x 4'3" (3.32 x 1.32)

Double glazed entrance door with laminate flooring. Built in cupboard housing the hot water tank. Doors to living room, kitchen and bedroom.

### Living Room

14'7" x 12'0" (4.47 x 3.66)

Double glazed bay window plus coved ceiling. Laminate flooring. The feature of the room is the hearth and surround boasting electric fire plus subtle lighting.

### Bedroom 3

9'8" x 9'4" (2.96 x 2.86)

Double glazed window to front aspect plus laminate flooring. Coved ceiling and a radiator

### Breakfast Kitchen

11'9" x 8'7" (3.59 x 2.62)

Fitted wall and base units with laminate work surfaces boasting a ceramic sink unit and drainer. Integrated dishwasher, washing machine, electric oven plus gas hob also an extractor fan. Part tiled walls and laminate flooring adds style to this spacious room.

### Hallway

15'8" x 3'1" (4.79 x 0.96)

Laminate flooring plus built in cupboard housing the hot water cylinder. Loft access boasting loft ladder and boarded loft. Doors to bedrooms and bathroom.

### Bathroom

7'8" x 5'7" (2.34 x 1.72)

Panelled bath with shower over the bath. Window to side aspect. Vanity unit plus hand wash basin and low level W.C. Part tiled walls as well as a shaver point. LED lighting also heated towel rail.

### Master Bedroom

13'0" x 9'9" (3.97 x 2.98)

Fitted wardrobes creating ample storage plus fitted dressing table and drawers. Window overlooking the rear garden. Carpeted flooring as well as coved ceiling. Door to En-suite.

### En-Suite

Step in shower cubicle boasting part tiled walls. Vanity unit with hand wash basin. Low level W.C plus vinyl flooring. Heated towel rail and shaver point.

### Bedroom 2 / Dining / Study

11'8" x 8'6" (3.58 x 2.60)

Room currently used a sitting room. Carpeted flooring plus double glazed patio doors onto the patio. Coved ceiling and a radiator.

### Rear Garden

Stylish grey patio edged with block paved bricks creating a spacious area to relax. Lawned area boasting low maintenance shrubbery borders. Summer house to relax and enjoy the tranquil location.

### Summer House

Newly built wooden summer house with double doors and windows plus electric sockets.

### Sem- Detached Garage

Brick built garage with pitched roof linked to next door's garage. Electric roller door plus double glazed door to the side elevation. Double glazed window and light power point.

### Front Garden

Mainly artificial grass to the front with block paving boundary dressed with gravel creating a low maintenance garden. Gated path down the side leading to rear garden.

### Driveway

Block paved driveway leading to the garage and rear garden with parking for three cars. Fenced boundary plus outside tap and electric points.

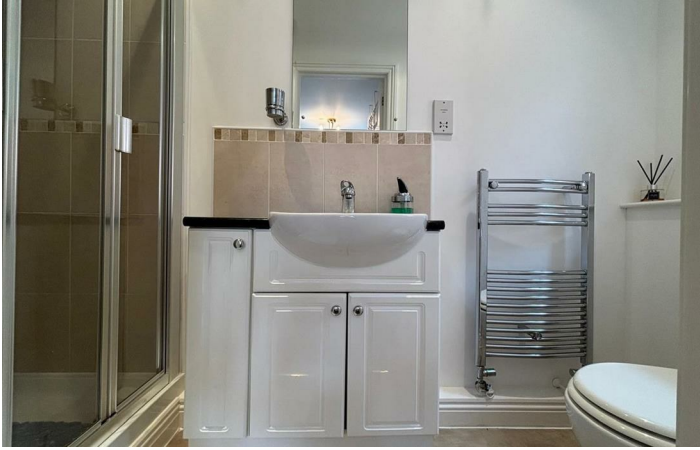
### Disclaimer

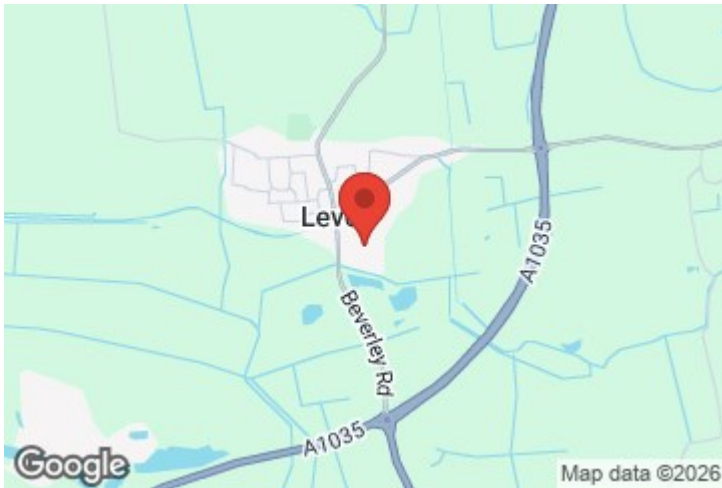
Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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- Key ready true bungalow
- Quiet location in a sought after village
- Parking for several cars
- Tastefully decorated rooms
- Village offers plenty of amenities
- Stylish Breakfast kitchen with many integrated appliances
- Low maintenance gardens
- Close to Beverley, Hull and Hornsea
- Good bus service to Beverley, Hull and Hornsea
- Viewing highly recommended to truly appreciate this delightful home





## Floor Plan

GROUND FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		74	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		