

Phone: 01964 533343

Email: [info@hpsestateagents.co.uk](mailto:info@hpsestateagents.co.uk)

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ESTATE AGENTS



## The Orchard

Leven Beverley, HU17 5QA

Welcome to this charming family home located in the desirable area of The Orchard, Leven, Beverley. This delightful house boasts four spacious bedrooms, making it perfect for families seeking comfort and space. With three well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

The property features a lovely kitchen that seamlessly integrates with a dining area, creating an inviting space for family meals and entertaining guests. The layout is designed to foster togetherness, making it an ideal setting for creating cherished memories.

Situated in a good location, this home offers easy access to the vibrant town of Beverley, known for its rich history and excellent amenities. Additionally, the beautiful coast is just a short drive away, providing opportunities for leisurely days by the sea.

This property benefits from a fully MCS-certified solar panel and battery storage system that was installed in 2023, delivering impressive energy efficiency and sustainability. The current homeowner enjoys savings of approximately £800 per year on electricity bills, making this an environmentally friendly home with excellent ongoing cost benefits.

A Property that truly is a must-view for anyone in search of a perfect family home. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community.

EPC: C - Tax Band: D - Tenure: Freehold

## Offers In The Region Of £315,000

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#### Entrance Hall

17'9" x 6'6" (5.42 x 1.99)

Double glazed entrance door. Window to the side. Engineered wooden flooring complimented with a spindled banister leading to the first floor. Under stairs storage cupboard plus cloakroom

#### Cloakroom

5'5" x 2'7" (1.67 x 0.81)

Ground floor W.C. with part tiled walls plus pedestal hand wash basin.

#### Living Room

15'10" x 12'7" (4.84 x 3.84)

Tastefully decorated generous sized family room with built in media unit. Boasts coved ceiling plus wall lights. Leaded bay window creates a naturally lit room oozing style.

#### Kitchen/ Dining Room

10'8" x 14'11" x 11'10" x 8'11" (3.26 x 4.56 x 3.61 x 2.74)

Well designed, practical kitchen area boasting fitted wall and base units, finished perfectly with wooden work surfaces. Part tiled walls add charm to this area. Dining area has patio doors leading to the rear garden.

#### First Floor Landing

13'1" x 6'6" x 11'4" (4.00 x 2.00 x 3.47)

Carpeted flooring with spindled banister. Airing cupboard housing a hot water cylinder, doors leading to bedrooms and family bathroom. Window to the side plus coved ceiling.

#### Master Bedroom

12'0" x 10'3" (3.67 x 3.14)

Carpeted flooring plus window overlooking the front garden, door to En-suite.

#### En-Suite

9'4" x 6'7" (2.87 x 2.01)

Step in shower cubicle with tiled walls, vanity unit boasting a hand wash basin and a low level W.C. Heated towel rail and tiled flooring add chic to this room.

#### Bedroom 2

7'11" x 6'7" (2.43 x 2.01)

Carpeted flooring with radiator and window overlooking the front of the house.

#### Bedroom 3

11'0" x 9'9" (3.37 x 2.98)

The paneled wall is the feature of this room complimented with carpeted flooring and a radiator.

#### Bedroom 4

9'6" x 7'6" x 2'10" x 3'0" (2.90 x 2.30 x 0.88 x 0.92)

The paneled wall creates a stylish room dressed with carpeted flooring and a radiator.

#### Family Bathroom

6'5" x 6'0" (1.96 x 1.85)

Decorative floor and wall tiles add elegance to this bathroom boasting a paneled bath as well as an over the bath shower. The marble top vanity unit nestles a hand wash basin adding chic. Low level W.C also a heated towel rail compliment the room.

#### Rear Garden

Fenced boundaries creating a secluded area with mainly lawn. Patio area with paved path to the garage.

#### Front Garden

Side drive leading to the garage, gravelled area to the front of the house creating an extra parking space. fenced boundary to the garage.

#### About HPS

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into

your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

#### 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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#### Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

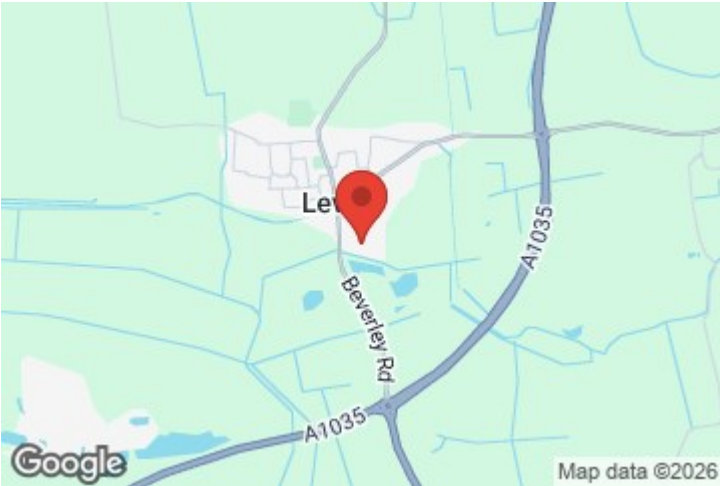
Call to book your FREE Valuation on 01964 533343.

- Tastefully decorated family home
- Close to the coast and Beverley
- Sought after secondary school catchment area
- Off street parking for several cars
- Spacious, stylish kitchen diner
- Good sized bedrooms
- Quiet location in a lovely village
- Secluded low maintenance garden
- Ground floor W.C
- Must be viewed to truly appreciate this delightful home









Floor Plan



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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