



40 The Orchard, Leven HU17 5QA
Auction Guide £280,000

- For Sale by Modern Auction – T & C’s apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Move in condition. Chain Free
- Stunning kitchen and bathrooms
- Corner plot position Adjacent to recreational area
- Open plan living dining kitchen. Rear conservatory / garden room
- Off street parking and garage
- EPC Rating: C. Council Tax Band: D

A very impressive and attractively presented family house situated on an enviable plot adjacent to a recreational field on the highly regarded development forming The Orchard. Having been remodelled and extended with the addition of a conservatory/garden room, the property offers flexible accommodation with four bedrooms, the master having an en-suite shower room. The heart of the home is the stunning breakfast kitchen which has been recently updated with high end Neff appliances. Benefitting from off street parking and garage and beautifully tended gardens viewing is highly recommended.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION

The property is located on a superb plot on The Orchard which lies off High Stile on the south side of this much sought after village.

Leven itself is a small but steadily growing village which has a friendly community feel. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With modern composite front door with contemporary glass panels and obscured matching panels to either side of the doorway. Window to side elevation. Engineered oak flooring. Stairs to the first floor accommodation with storage cupboard under.

CLOAKROOM

With a two piece sanitary suite comprising close coupled w.c. and corner hand wash basin. Part tiled walls in Travertine and window to side elevation.

LIVING ROOM

15'10" x 12'6" (4.83m x 3.81m)
A well proportioned living room, the focal point being an attractive wood burning stove standing on an Indian slate hearth with oak mantel above. Walk-in bay window to front elevation and further window to side elevation. Continuation of the engineering oak flooring from the entrance hall.

BREAKFAST KITCHEN

19'5" x 14'7" maximum (5.92m x 4.45m maximum)
A stunning kitchen offering a good range of wall and base storage units with oak fronts and complimenting granite work surfaces with matching upstand. Matching breakfast bar and centre island. Inset one and a half bowl porcelain sink and drainer. Recently fitted five ring Neff induction hob with matching integrated oven, microwave and warming drawer. Recently fitted dishwasher and washing machine. Wine cooler. Engineered oak flooring. Mounting on wall for television. French doors opening into the conservatory/garden room and further uPVC glass panelled door to the side elevation. A larder unit conceals the modern Ideal Standard gas boiler (fitted in October 2024).

CONSERVATORY / GARDEN ROOM

11'2" x 12'2" (3.40m x 3.71m)
With glass ceiling. Bi-fold doors pull back to provide direct access onto the patio area. Engineered oak flooring. Mounting on wall for television and radiator.

FIRST FLOOR

LANDING

With window to side elevation and airing cupboard housing mains pressure hot water cylinder (replaced in June 2024 together with associated pipework).

BEDROOM 1

12'6" x 11'10" (3.81m x 3.61m)
With an extensive range of wall and base storage units with matching bedside and overbed units. Window to front elevation.

EN-SUITE SHOWER ROOM

9'5" x 3'9" (2.87m x 1.14m)
With a three piece sanitary suite comprising back to the wall w.c., semi-recessed vanity hand wash basin and shower cubicle. Tiled walls. Window to side elevation.

BEDROOM 2

11'0" x 9'8" (3.35m x 2.95m)
Built-in wardrobes with sliding mirrored fronts and matching desk unit. Window to rear elevation.

BEDROOM 3

11'0" x 9'5" maximum (3.35m x 2.87m maximum)
Built-in wardrobes with sliding mirrored fronts.

BEDROOM 4

8'0" x 7'11" (2.44m x 2.41m)
Window to front elevation and fitted cupboards.

BATHROOM

6'6" x 5'11" (1.98m x 1.80m)
A stunning bathroom with a three piece sanitary suite comprising close coupled w.c., vanity hand wash basin and bath with shower over. Tiled walls and floor. Window to side elevation. Wall mounted vanity unit with mirrored front and inset LED lights. Heated towel rail.

OUTSIDE

The property is set back from the road with an area of lawn to the front surrounded by wide and well stocked flower borders.

A drive leads down the side of the property and provides ample parking for a number of cars.

The rear garden is well established with a patio area adjacent to the conservatory/garden room. Leading out onto a central lawn the flower beds are wide and well stocked and there is a shed for storage.

GARAGE

The garage is set to the rear of the property with up and over door, side courtesy door and supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the

market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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