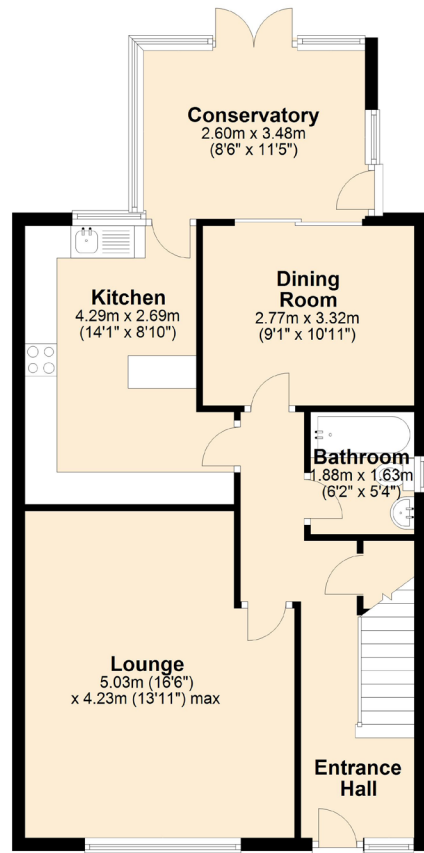


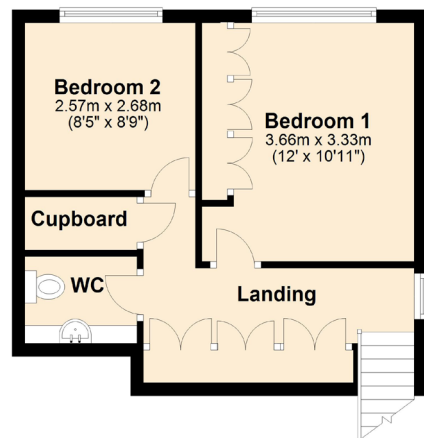
Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Guide Price
£200,000 to £215,000

**18 Harthill Avenue,
Leconfield**

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

VIEWING

Strictly by appointment with the sole agent's Beverley office. Tel: (01482) 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Understairs cupboard with shelving, radiator and ceiling coving.

LIVING ROOM

Polished stone-effect fireplace with electric fire, bow window, radiator, ceiling coving and four wall lights.

DINING ROOM / BEDROOM THREE

Radiator and ceiling coving.

BREAKFAST KITCHEN

Comprehensively fitted with fitted cabinets with white gloss fronts and laminate worktops incorporating spaces for under worktop fridge, freezer, plumbed washing machine and dishwasher plus freestanding gas cooker. Radiator and ceiling coving.

CONSERVATORY

Situated at the rear with access from both the kitchen and dining room and enjoying an attractive garden outlook. Built of uPVC on a brick base with side and rear doors.

BATHROOM / WC

Suite comprises a pedestal wash basin, low level toilet suite and a panelled bath with a fitted shower and screen above. Full wall tiling, ceiling coving and heated towel rail.

FIRST FLOOR

LANDING

With three double fitted cupboards to the eaves and a deep airing cupboard housing a hot water cylinder (fitted electric immersion heater).

BEDROOM ONE

Range of three fitted double wardrobes with mirror doors, radiator and ceiling coving.

BEDROOM TWO

Radiator and ceiling coving.

SEPARATE WC

Low level toilet suite and vanity wash-hand basin, half tiled walls and radiator.

EXTERNAL

DETACHED GARAGE

(6.89m x 3.08m / 22'6" x 10'10")

With electrically operated roller door, side personal door, light and power. Approached over a long side driveway providing a good amount of extra vehicle parking.

GARDENS

The deep garden plot includes a front lawn with borders. At the rear there is a small patio area adjacent to the conservatory and a neatly kept lawn with planted borders enjoys a view over farmland and extends to a drainage ditch running along the rear boundary. A greenhouse is located behind the garage.

18 Harthill Avenue, Leconfield, HU17 7LN

DESCRIPTION

This semi-detached dormer style bungalow provides well maintained accommodation of a versatile layout which would suit a small family or mature couple with an eye on ground floor living. A downstairs bedroom, with bathroom adjacent, could also be used as a dining room and opens to a most attractive conservatory at the rear which affords a lovely aspect down the garden and across fields which border the village. Two additional bedrooms upstairs are served by a second toilet. The property has a long driveway and large brick garage and stands well back from the road on a deep well kept garden plot.

SITUATION

The property is on the west side of Leconfield, a village approximately three miles north of the historic market town of Beverley where there is a wide range of shopping available, a multitude of restaurants and cafes, and both bus and rail travel links to Hull & York. Local village amenities include a primary school and sports and recreation club and there is a regular bus service on the A164 to Driffild, Beverley and on to Hull.

