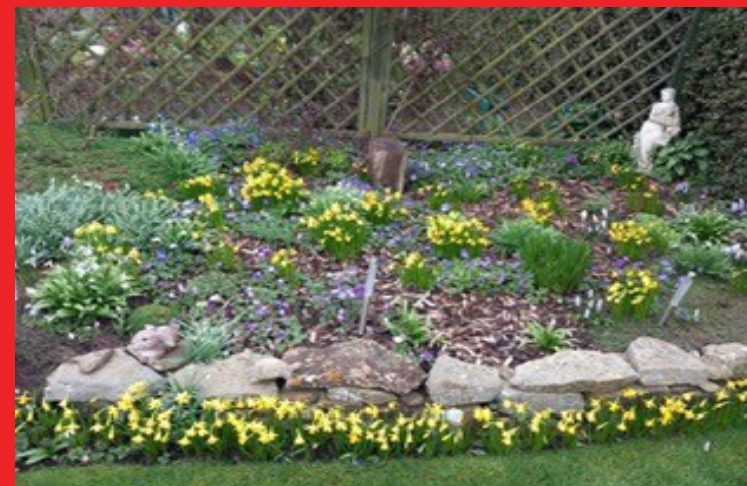


£215,000

11 Harthill Avenue,
Leconfield

Score	Energy rating	Current	Potenti:
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	88 B



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11 Harthill Avenue, Leconfield, HU17 7LN

HEATING AND INSULATION

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

SERVICES

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

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

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



DESCRIPTION

A 2 bedroom semi detached bungalow with a good sized garden occupying a desirable cul de sac location in this popular Beverley village. A really lovely home, particularly for buyers looking for accommodation on one level.

The property offers a modern kitchen and bathroom and has been well looked after. The boiler has also recently been replaced. With gas fired central heating and double glazing it briefly comprises: Entrance Hall, Living Room with bow window to front, fitted Kitchen, a good sized Bedroom, a further double Bedroom and Bathroom with a modern suite in white. The boiler was replaced in April 2024. There is a driveway leading to a brick built garage with remote up and over door, open plan gardens to the front and good sized gardens to the rear. The rear gardens are largely lawned closer to the bungalow and more of a working garden beyond. There

is a greenhouse and older summerhouse at the very rear of the garden.

The property is likely to have particular appeal to those who like gardening and are looking for a more spacious garden area to enjoy. It is considered to be in very good condition but the bedrooms and some carpets may benefit from an update to suit a buyer's requirements. An early internal inspection is highly recommended.

LOCATION

Harthill Avenue sits behind the main street of Leconfield, providing convenient pedestrian access to the centre of the village while removed from the hustle and bustle. The village provides amenities including a church, primary school and sports club which are supplemented by the extensive range in nearby Beverley. There is a regular bus service from the centre of the village to Beverley and Driffeld.