



HEATING & INSULATION
The property has a gas-fired radiator central heating system and double glazing.

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

TENURE
Due to the shared ownership aspect the property is sold on a leasehold basis but with a very long lease with the balance of 988 years remaining. The current owners have a 10% share but greater shares can be bought and they pay a monthly rent of £458 on the 90% they don't own. That will change on a pro rata basis depending on the share a purchaser would wish to secure.

For example:

A 25% share would mean £393.75 was payable each month.

A 50% share would mean £262.50 was payable each month.

A 75% share would mean £131.25 was payable each month.

There are also the following charges payable each month:

Buildings Insurance: £3.51.

Management Charges: £5.37.

Service Charges: £11.64.

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'.

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



£105,000
(for a 50% share)

93 Harthill Avenue,
Leconfield



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Dee Atkinson & Harrison



93 Harthill Avenue, Leconfield, HU17 7LN

A superb opportunity to acquire a very well presented modern two bedroom bungalow in this well regarded village. The advertised price is for a 50% share, but smaller and larger shares can be bought as required. Alternatively, the property could be bought outright at full market value should a purchaser wish. For a wide variety of purchasers it may be an excellent way of moving to the Beverley area or getting on the property ladder. No forward chain.

Forming part of the most recent multi-unit development in Leconfield, this lovely 2 bedroom bungalow is enhanced by a good sized garden to the rear. The property is part of the Vico homes portfolio and they own the other share. The current owners have a 10% share but larger shares can be purchased all the way up to 100% for £210,000. This will be ideal for buyers who may wish to have the greater level of control that home ownership offers compared to renting but who may not be able to raise the funds, mortgage or otherwise, to buy a property 100%. These are not routinely seen on the open market as the housing associations that own the shares do tend to offer them internally first. The property is almost new, having been first bought in October 2023, and has good proportions. With gas central heating and double glazing it briefly comprises: an Entrance Hall, Living Room with French doors to the garden, a fitted Kitchen with appliances including a dishwasher, 2 Double Bedrooms and a Bathroom. There is a small open plan garden to the front, a side driveway provides off street parking for a couple of cars and there are good sized gardens to the rear that are largely laid to lawn. It is a really lovely property and the shared ownership option will make it very appealing. As it is a newer property the energy efficiency is also excellent with a 'B' rating for the EPC. Because of the shared ownership aspect, the property is offered on a leasehold basis, but it has a very long lease with the balance of a 988 year term.



An early internal viewing is highly recommended to fully appreciate all that is being offered. Short of that a 360 degree tour is available which will provide an excellent overview. There is no forward chain.

LOCATION

The property is located on a modern development towards the centre of the popular village of Leconfield. Leconfield is situated just a very short distance north of Beverley so provides excellent access to it and all the amenities it offers. Driffield is a few miles further north and the village benefits from a regular bus linking the two. Leconfield has amenities including a primary school, church and sports centre. While being very close to Beverley it is surrounded by agricultural fields so offers a rural setting.

ACCOMMODATION

Entrance Hall

With a very large cupboard.

Living Room

A good sized living room with French doors to the garden.

Kitchen

An attractively fitted modern kitchen with a range of base and wall mounted units that accommodate appliances including a dishwasher, fridge freezer, oven and hob. There is a window to the rear.

Bedroom 1

A good sized double bedroom with a window to the front and a useful recess for a wardrobe.

Bedroom 2

A smaller bedroom that currently accommodates a double bed and has a window to the front.

Bathroom

A modern three piece suite including a bath with shower over and swing shower screen, low flush WC and pedestal wash hand basin. Tiled splashbacks and window to the side.

Outside

There is as small open lawned garden to the front of the property and a side driveway provides off street parking for a couple of cars. To the rear of the bungalow are good-sized gardens, largely laid to lawn with timber fencing to perimeters.

