



**HEATING AND INSULATION**  
The property has gas-fired 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. Vacant possession upon completion.

**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).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



£235,000

89 Harthill Avenue,  
Leconfield



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## 89 Harthill Avenue, Leconfield, HU17 7LN

A modern and well presented 3 bedroom semi detached house in this popular Beverley village. The property was new in 2022 and is in great condition, offering superb family accommodation in this superbly located village. An early internal inspection is essential to fully appreciate all that is available.

Forming part of the most recent multi unit development within Leconfield, the property is located close to the village centre. It benefits from gas-fired central heating and uPVC double glazing and its recent construction means it is energy efficient with an EPC rating of 'B'. The accommodation is ideally set up for family living and briefly comprises: an Entrance Hall, Dining Kitchen with a range of fitted appliances, WC Cloaks, and Living Room with French doors onto the garden. To the first floor are two Double Bedrooms, including a Master with En-Suite Shower Room, a 3rd Single Bedroom and a Bathroom. There is a small area of garden to the front of the house with a hedge to the front perimeter, and a side driveway provides off street parking for up to two cars. To the rear of the house is a largely lawned garden with well stocked borders, a paved patio area and fencing to the perimeter.

A really lovely family house in this appealing village ideally located for access to Beverley. An early viewing is advised to fully appreciate everything it offers but short of that our 360 degree tour will provide a very useful insight.



### LOCATION

The property is located on a modern development towards the centre of the popular village of Leconfield. Leconfield is situated just a short distance north of Beverley so provides excellent access to it and all the amenities it offers. Driffild is only a few miles further north and the village benefits from a regular bus service 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 - stairs to first floor.

Kitchen - a good-sized dining kitchen with a range of base and wall mounted units including a number of fitted appliances such as fridge/freezer, dishwasher, oven and hob. There is a breakfast bar, sink and drainer, a built in cupboard and window to the front.

WC Cloaks - with a low flush WC, wash hand basin and window to the side.

Living Room - French doors to the rear.

First Floor Landing - a double bedroom with window to the front and a built-in cupboard.

En Suite Shower Room - a 3 piece suite comprising shower unit, low flush WC, pedestal wash hand basin and window to the front.

Bedroom 2 - a double bedroom with a window to the rear.

Bedroom 3 - a single bedroom with a window to the rear.

Bathroom - a three piece suite comprising low flush WC, wash hand basin, panelled bath with shower over and a window to the side.

### OUTSIDE

There is small garden to the front of the house with a small area of lawn and a hedge to the front perimeter. A side driveway provides off street parking for a couple of cars and there are other communal parking bays on the street. To the rear there is a largely lawned garden with a paved patio area, well stocked borders, fencing to the perimeter and a metal shed.

