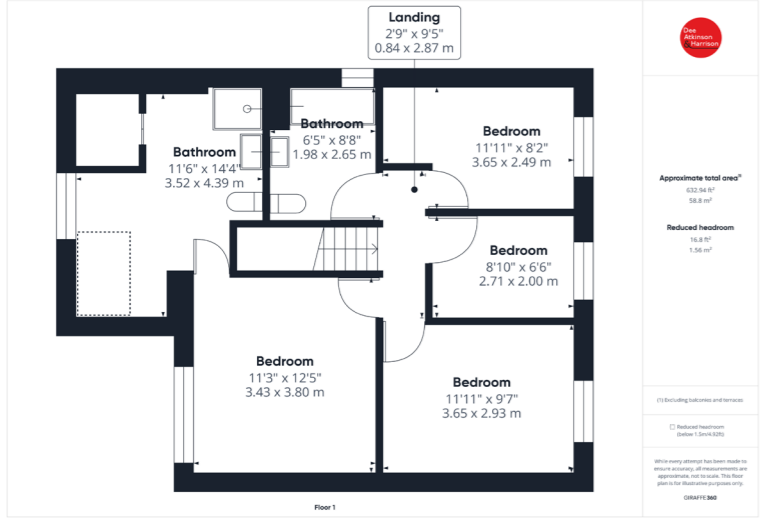


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**£308,000**

**67 Harthill Avenue,  
Leconfield**



**HEATING AND INSULATION**

The property has a gas-fired radiator central heating system and extensive 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 'E' (verbal enquiry only).

**VIEWINGS**

Strictly by appointment with the agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**





A really lovely family house providing surprisingly spacious accommodation and located in an appealing village setting. An early viewing is highly recommended.

A complete overview of the accommodation is available via our 360 degree tour.

#### LOCATION

The property forms part of a well established residential development on the west side of the village. A long awaited new development has now been completed at the end of the street. Leconfield is located just to the West of Beverley and offers a primary school and popular sports club. It provides good access to Beverley and the wider road network.



## 67 Harthill Avenue, Leconfield, HU17 7LN

A spacious 4 bedroom modern style detached house in this highly regarded village to the north of Beverley. With living accommodation enhanced by the conversion of the garage the property provides excellent family living and bedroom space.

The accommodation briefly comprises: Entrance Hall, Living Room, Conservatory, spacious fitted Dining Kitchen, Utility Room, Snug/Study and WC cloaks. To the first floor is a Master Bedroom with spacious En Suite Shower Room, two further Double Bedrooms with fitted wardrobes, a 4th Bedroom (also with fitted wardrobes) and a house Bathroom. There are lawned gardens to the front of the property and a driveway with parking for 2 cars. To the rear of the house is a largely lawned garden with paved patio area, timber fencing and shrubs to the perimeter and a good sized timber shed. There is a passageway to the side of the house giving access to the front and further storage to the other side.

