

staniford
grays



1 Harthill Avenue, Leconfield, Beverley, HU17 7LN

£250,000





1 Harthill Avenue

Beverley, HU17 7LN

- TRUE BUNGALOW
- TWO BEDROOMS
- LARGE DINING KITCHEN
- DETACHED ON CORDER PLOT
- DRIVEWAY AND GARAGE
- QUIET SOUGHT AFTER LOCATION

A true two bedroomed bungalow situated in the highly regarded East Yorkshire village of Leconfield, ideal for Beverley and the East Coast.

The property briefly comprises fitted kitchen, large through living dining room, two double bedrooms, house bathroom, gardens front, rear and side, separate driveway and garage.



£250,000



ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With radiator and loft access.

THROUGH LIVING DINING ROOM

24'3" x 11'10" (7.39m x 3.61m)

Two picture windows to the front, two radiators and gas fire in feature surround.

FITTED KITCHEN

13'9" x 10'5" (4.19m x 3.18m)

Wall and base units, rolled top work surfaces, one and a half stainless steel sink with mixer tap, gas hob, eye level oven and grill, plumbing for a washing machine, airing cupboard, window to the side and door to the side.

BEDROOM ONE

14'3" x 11'8" (4.34m x 3.56m)

Range of built in furniture, radiator and window to the rear.

BEDROOM TWO

9'9" x 8'5" (2.97m x 2.57m)

Radiator and window to the rear.

SHOWER ROOM

Has a walk in shower with mains fed shower. Pillared wash hand basin, low flush WC, chrome towel rail, window to the side and is set in a part tiled surround.

EXTERNAL

Path to the front door, gardens on four sides with a small shrub border, separate driveway leading to a garage with up and over door.



COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverly Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

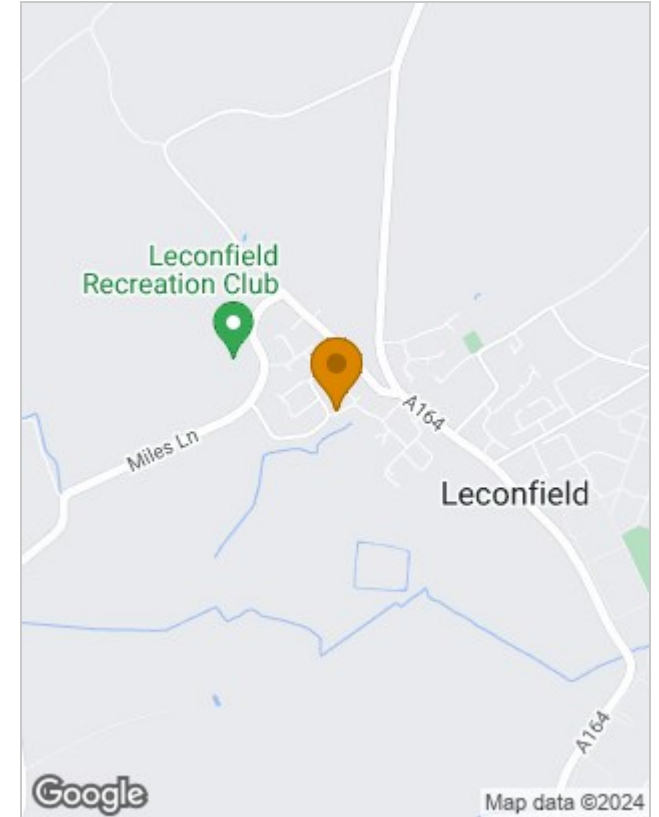
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



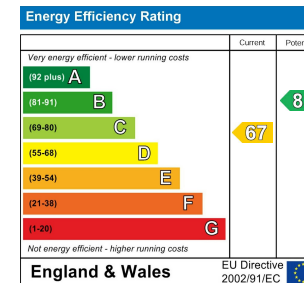
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.