

















The Property Specialists

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**72** Harthill Avenue, Leconfield HU17 7LN £269,950

- Recently constructed semi-detached house
- Spacious accommodation over three floors
- Master bedroom with en-suite shower room
- Breakfast kitchen and living room at ground floor
- Gardens to front and rear
- Side driveway
- Public open space and fields to the front
- Council tax band C
- EPC rating B

A beautifully presented, recently constructed semidetached house with extremely spacious accommodation arranged over three floors, having kitchen, living room and cloakroom at ground floor level, two bedrooms, bathroom and lobby/study at first floor, and a master bedroom with en-suite shower room at second floor level.

The property stands on a lovely plot overlooking public open space and fields to the front, having lawned gardens and ample off-street car parking by way of a side tarmacadam driveway.

# **LOCATION**

The village of Leconfield lies approximately 3 miles North of Beverley and as such offers convenient access into the town and surrounding areas by road and rail. The village itself offers a range of facilities including a Primary School with a more extensive range being available in Beverley itself.

### THE ACCOMMODATION COMPRISES

### **GROUND FLOOR**

### **ENTRANCE HALL**

Staircase to first floor and radiator.

### **CLOAKROOM**

Low level WC, PVCu sealed unit double glazed window and radiator.

### LIVING ROOM

14'7 x 11'9 (4.45m x 3.58m)

Understairs storage cupboard, PVCu sealed unit double glazed French doors to garden and radiator.

### **BREAKFAST KITCHEN**

13'4 x 11'6 (4.06m x 3.51m)

Base and eye level units with timber effect roll edge worksurfaces incorporating an electric oven with gas hob and extractor over, integrated fridge and freezer, single drainer sink unit, PVCu sealed unit double glazed window and radiator.

# FIRST FLOOR LANDING

Built-in storage cupboard and radiator.

# **BEDROOM 2**

 $14'7 \times 8'9$  narrowing to 6'5 ( $4.45m \times 2.67m$  narrowing to 1.96m)

PVCu sealed unit double glazed window and radiator.

#### **BEDROOM 3**

9'4 x 8' (2.84m x 2.44m)

PVCu sealed unit double glazed window and radiator.

#### **BATHROOM**

6'7 x 6'4 (2.01m x 1.93m)

Panelled bath with shower over and tiled surround, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

### LOBBY / STUDY

PVCu sealed unit double glazed window and radiator, staircase to master bedroom.

# **SECOND FLOOR**

# **MASTER BEDROOM**

18'9 x 14'8 (5.72m x 4.47m)

Fitted mirror front wardrobes, PVCu sealed unit double glazed dormer window and radiator.

### **EN-SUITE SHOWER ROOM**

Shower in cubicle with wash basin and low level WC, sealed unit double glazed skylight and radiator.

# OUTSIDE

To the front of the property is an open plan lawned garden with side tarmacadam driveway providing superb off-street car parking facility. The property overlooks an area of public open space with fields beyond.

The rear garden is well-proportioned and also laid to lawn.

### **SERVICES**

All mains services are available or connected to the property.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

# **CENTRAL HEATING**

The property benefits from a gas fired central heating system.

### **DOUBLE GLAZING**

The property benefits from uPVC double glazing.

#### **TENURE**

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

### **VIEWING**

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

### **FINANCIAL SERVICES**

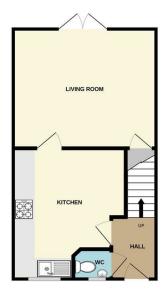
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GROUND FLOOR

1ST FLOOR

2ND FLOOR







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any en omission or mis-statement. This plan is for illustrative purposes only and should be used as such by ar prospective purchaser. The services, systems and appliances shown have not been tested and no guara as to their operating or efficiency can be given.

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