



72 Harthill Avenue, Leconfield HU17 7LN
£264,950

- 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 semi-detached 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 tarmac 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 x 8'9 narrowing to 6'5 (4.45m x 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 tarmac 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.

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).

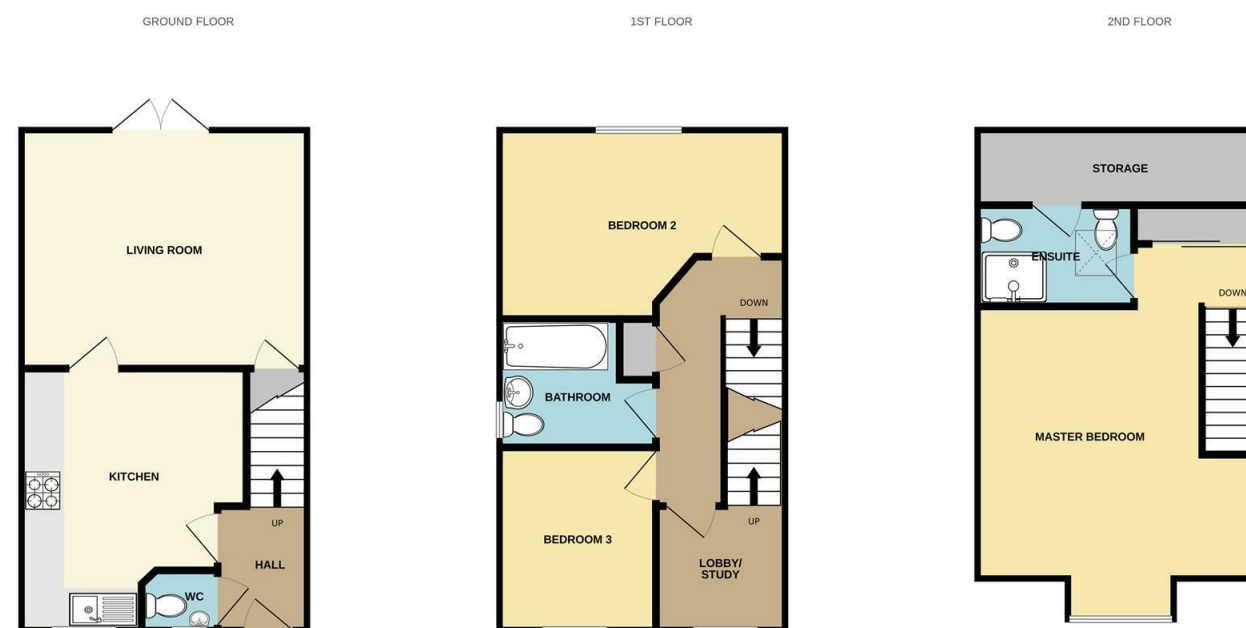
VIEWING

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

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



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