



**QUICK & CLARKE**  
The Property Specialists

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**44 Harthill Avenue, Leconfield HU17 7LN**  
**£280,000**

- Substantial detached residence
- Approximately 1,400 square feet
- In need of reburbishment and modernisation
- Good sized plot
- Three reception rooms
- En-suite to master
- Three further bedrooms
- Integral double garage
- Good village location
- Council Tax Band: E; EPC Rating: D

At almost 1,400 square feet, this substantial detached four bedroomed property offers extremely spacious family accommodation, but is in need of refurbishment and modernisation, which is reflected in the extremely attractive asking price.

There are three reception rooms at ground floor along with open plan kitchen breakfast room, utility and cloakroom, at first floor the master bedroom has an en-suite shower room and there are three further very good sized bedrooms along with a family bathroom.

The well-proportioned plot offers gardens to front and rear along with an integral double garage.

#### 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 understairs cupboard along with radiator.

##### CLOAKROOM

Low level WC with wash basin and radiator.

##### LIVING ROOM

15'5 x 11'4 (4.70m x 3.45m)  
Dark wood fireplace with marble effect inset and hearth, sealed unit double glazed window and two radiators.

##### DINING ROOM

11'4 x 9'9 (3.45m x 2.97m)  
Sealed unit double glazed patio door to outside and radiator.

##### STUDY

8' x 6'5 (2.44m x 1.96m)  
Sealed unit double glazed window and radiator.

##### KITCHEN / BREAKFAST ROOM

14'8 x 14'5 narrowing to 8'10 (4.47m x 4.39m narrowing to 2.69m)  
An L-shaped room offering cooking area along with eating space, having base and eye level units with roll edge worksurfaces incorporating an electric oven with gas hob, 1 1/2 bowl single drainer sink unit and sealed unit double glazed patio doors to garden.

##### UTILITY

7'3 x 5'1 (2.21m x 1.55m)  
Fitted base unit with single drainer sink unit, wall-mounted gas fired central heating boiler, plumbing for automatic washing machine, tiled floor and door to outside.

##### FIRST FLOOR LANDING

Built-in cupboard housing hot water cylinder.

##### BEDROOM 1

15'9 x 11'4 (4.80m x 3.45m)  
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### EN-SUITE

6' x 6' (1.83m x 1.83m)  
Shower in cubicle, vanity wash basin having cupboards below and low level WC. Sealed unit double glazed window and chrome towel radiator.

##### BEDROOM 2

14'4 x 9'4 (4.37m x 2.84m)  
Sealed unit double glazed window and radiator.

##### BEDROOM 3

12' x 9'4 (3.66m x 2.84m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 4

8'7 x 7'10 (2.62m x 2.39m )  
Sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

7'7 x 5'8 (2.31m x 1.73m)  
Panelled bath, vanity wash basin with cupboard below and low level WC with concealed cistern, sealed unit double glazed window and radiator.

##### OUTSIDE

To the front of the property is a lawned garden with mature planting and a brick sett double driveway, whilst at the rear is a further lawned garden with a paved patio seating area.

##### GARAGE

17'5 x 17'2 (5.31m x 5.23m)  
The property benefits from an integral double garage with two up & over doors, personnel access door and having light and power laid on.

##### 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 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](mailto:beverley@qandc.net)



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