

# linkagency

2 Bedroom Bungalow - Semi Detached for Sale

£170,000

12 Harthill Avenue, Leconfield, HU17 7LN



## KEY FEATURES

- NO CHAIN • 2 DOUBLE BEDROOMS • FITTED KITCHEN WITH INTEGRATED APPLIANCES • NEW CENTRAL HEATING BOILER • BLOCK PAVED DRIVEWAY + CARPORT • AMPLE PARKING SPACE • MODERN BATHROOM • POPULAR VILLAGE 3 MILES NORTH OF BEVERLEY • APPROX DISTANCES: BEVERLEY 3 MILES; HULL 12 MILES; YORK 27MILES • CLOSE TO A REGULAR BUS ROUTE BETWEEN HULL AND BRIDLINGTON

### HEAD OFFICE

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## Leconfield

Leconfield is a sought-after village in the East Riding of Yorkshire, England, situated about 3 miles (5 km) north-west of historic, popular Beverley town centre and is located on the A164. The civil parish consists of Leconfield, the village of Arram, which is located on the Hull to Scarborough railway line, and the nearby hamlet of Scarborough with its attractive church with a high steeple. Leconfield was home to RAF Leconfield until 1977, when the RAF withdrew and the Army School of Mechanical Transport (now the Defence School of Transport) took over the site.

Regular buses between Hull and Scarborough run along the A164 in the village.

The village has a church, St Catherine's, and a recreation club with a football ground and park; the club serves the local community and hosts many events including live music; it can also be hired for events. There is a Primary School on Arram Road and a nursery, Little Acorns, with provision for 3 to 4 year olds. Arram Road is also the location for a large boarding kennels for cats and dogs as well as doggy day care.

This well-presented bungalow is located within easy reach ( a 3 minute walk, approximately ) of the bus stop on Driffild Road where buses run hourly between Hull and Bridlington ; as well as having easy access - a 7 minute walk approximately - to the sports and recreation centre on Miles Lane.

The semi detached, true bungalow offers comfortable and practical living space throughout, ideal for a range of buyers.

A generously sized entrance hall provides a welcoming entry point to the property, offering ample space for storage. There is an airing cupboard with a newly fitted boiler.

The lounge is a spacious and bright room featuring a large bay window overlooking the front garden, allowing for plenty of natural light. An electric fireplace provides a cosy focal point.

The kitchen, a functional, well-planned space, is fitted with a range of base and wall-mounted units and includes a built-in cooker and hob with an extractor fan over as well as a separate under counter fridge and a freezer.

The bathroom comprises a toilet, sink, and bath with an electric shower overhead, offering all essential amenities.

The main bedroom is a well-proportioned double room complete with fitted wardrobes and a south-facing window that provides pleasant views over the rear garden. The second bedroom also benefits from a south-facing window with views of the rear garden, making it a bright and inviting space.

To the front, the property features a lawned garden alongside a driveway with space for two vehicles. A car port offers additional covered parking directly adjacent to the property entrance. The rear garden is mainly laid to lawn and enjoys a sunny south to south-east facing aspect.



## Hallway

Upvc glazed door with side window - Fitted carpet - Radiator - Airing cupboard with gas central heating boiler - Access to the loft

## Lounge

18'6" x 11'5"

Large room - Bay window to the front - Fireplace with wood panel hearth, mantel and back - Wall mounted display shelves - Electric fire - Coving - Fitted carpet



### Kitchen

10'11" x 8'6"

Fitted base and eye level units - Roll-over composite work top - Integrated electric cooker and hob - Built-in extractor hood - Stainless steel sink with 2 drainers - Monochrome mixer tap - Aspect to the front - Tiled splash-backs - Linoleum flooring - Coving to the ceiling - Integrated under counter fridge - Integrated under counter freezer - Space and plumbing for a washing machine

### Bathroom

6'9" x 5'3"

3 piece white suite: bath, pedestal sink, low flush WC - Electric shower - Fully tiled walls - Chrome towel radiator

### Bedroom 1

13'9" x 9'8"

Built-in wardrobes - Double room - Aspect to the rear - Radiator - Fitted carpet

### Bedroom 2

10'7" x 8'4"

Double room - Aspect to the rear - Radiator - Fitted carpet

### Gardens

Front

Lawned areas - Shrubbery to the left hand side

Side

Block-paved driveway - Carport

Rear

Lawn - Fencing to 3 sides

### Extra details

Gas central heating

Upvc double glazing

Recently fitted gas central heating combi boiler

Redecoration to some rooms

Epc rating C

Council tax band B

### Jayne At Link Agency

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Accompanied viewings for your buyers

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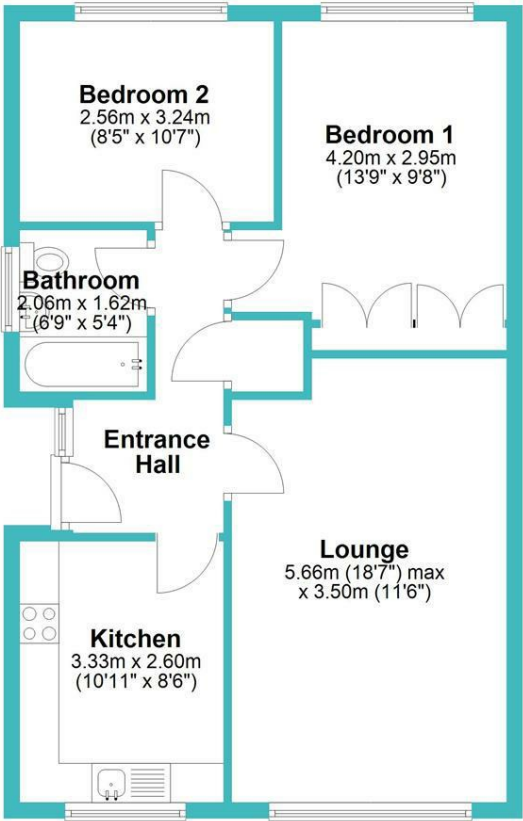




Floor Plan

Approximate Gross Internal Floor Area  
60.4 Sq Metres / 650.1 Sq Feet

**Disclaimer:**  
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 79        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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