

**Harthill Avenue, Leconfield Beverley HU17 7LN** 

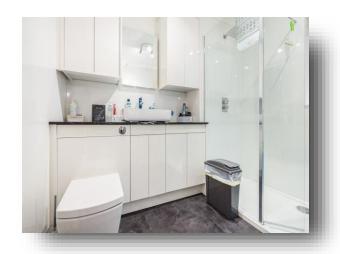
william h brown

# welcome to

# **Harthill Avenue, Leconfield Beverley**

A good sized four bedroom detached house with breakfast kitchen, open plan lounge & conservatory. Book your viewing today.













#### **Entrance Hall**

With double glazed door to the side, radiator and stairs leading to first floor accommodation.

#### Cloakroom

With vanity wash hand basin, casement wc, radiator and double glazed window to the front.

## **Lounge With Dining Area**

With double glazed window to the front, electric mounted fire and wood grain effect flooring. Open plan to dining area. Patio doors to conservatory.

### Conservatory

12' 2" x 9' (3.71m x 2.74m)
With door leading to the garden and radiator.

#### **Breakfast Kitchen**

16' 4" x 11' 8" ( 4.98m x 3.56m )

Comprising a good range of wall and base units with worksurfaces and sink with drainer. Electric oven and gas hob with cooker hood. Plumbing for a washing machine, central heating boiler and radiator. Understairs cupboard. With wood grain effect flooring, double glazed window to the side and side door.

# 1st Floor Accommodation Landing

With stairs from the ground floor.

#### **Bedroom One**

12' 4" x 11' 6" ( 3.76m x 3.51m ) With double glazed window to the front, fitted wardrobe and radiator.

#### **Ensuite**

Comprising shower cubicle, vanity wash hand basin, casement we with storage cupboards, radiator and double glazed window to the front.

#### **Bedroom Two**

11' 9" x 9' 4" ( 3.58m x 2.84m ) With double glazed window to the rear, fitted wardrobe and radiator.

#### **Bedroom Three**

10' 1" x 8' 1" (  $3.07m \times 2.46m$  ) With double glazed window to the rear and radiator.

#### **Bedroom Four**

 $8' 8" \times 6' 6" (2.64m \times 1.98m)$  With double glazed window to the rear and radiator.

#### **Bathroom**

Comprising a roll top bath, separate shower cubicle, wash hand basin, wc, heated towel rail and double window to the front.

#### Outside

#### **Front Garden**

To the front there is driveway which provides good parking and access to the garage with additional parking at the front for two vehicles.

#### Rear Garden

The rear garden has a good sized paved area for convenience with storage sheds and fencing to the perimeter.

## **Single Garage**

With up and over doors, power and light.





## welcome to

## **Harthill Avenue, Leconfield Beverley**

- Four bed detached house
- Lounge, dining area & conservatory
- Breakfast Kitchen
- Good parking & garage
- Council Tax Band E

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000

## directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.







Old Rd

A16A

Map data ©2024

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BEV105434



Property Ref: BEV105434 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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