



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

**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 wc 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 x 2.46m )

With double glazed window to the rear and radiator.

### **Bedroom Four**

8' 8" x 6' 6" ( 2.64m x 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.



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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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV105434 - 0011

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