



Harthill Avenue, Leconfield, Beverley, HU17 7LN

Welcome to

Harthill Avenue, Leconfield Beverley

Spacious and superbly presented detached family home in a pleasant village cul de sac, offering four bedrooms, multiple reception rooms, and a generous enclosed garden-well located for Beverley, Driffild, and the coast.



Entrance Hall

Cloakroom/WC

Study

10' 6" x 8' 2" (3.20m x 2.49m)

Lounge

14' 2" x 12' 5" (4.32m x 3.78m)

Dining Room

12' 2" x 8' 6" (3.71m x 2.59m)

Kitchen

16' 4" x 11' 9" narrowing to 8' 3" (4.98m x 3.58m narrowing to 2.51m)

Utility Room

6' 5" x 6' (1.96m x 1.83m)

Conservatory

9' 6" x 9' (2.90m x 2.74m)

Landing

Bedroom 1

12' 4" x 11' 4" (3.76m x 3.45m)

En Suite Shower Room

Bedroom 2

12' 1" x 9' 4" (3.68m x 2.84m)

Bedroom 3

9' x 8' 1" (2.74m x 2.46m)

Bedroom 4

9' x 6' 5" (2.74m x 1.96m)

Bathroom

8' 6" x 6' 6" (2.59m x 1.98m)

Outside

To the front of the property is an open plan garden area with driveway providing off street parking. To the rear of the property is a brick sett patio to a lawned garden with established borders and having fencing to the boundaries.

Outbuildings

Set within the rear garden are two timber store sheds.

Welcome to

Harthill Avenue, Leconfield Beverley

- Superb detached and extended family home in sought-after village
- Four bedrooms including en suite to master
- Lounge with log burner and conservatory off dining room
- Spacious kitchen with separate utility room
- Established and enclosed rear garden in quiet cul de sac setting

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£290,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:

BEV107102 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP



williamhbrown.co.uk