

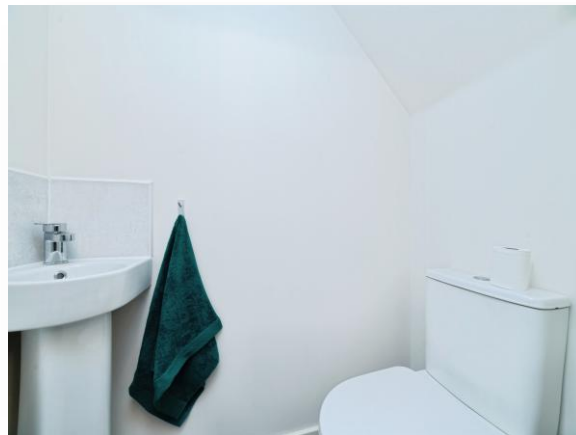


Harthill Avenue, Leconfield, BEVERLEY, HU17 7LN

Welcome to

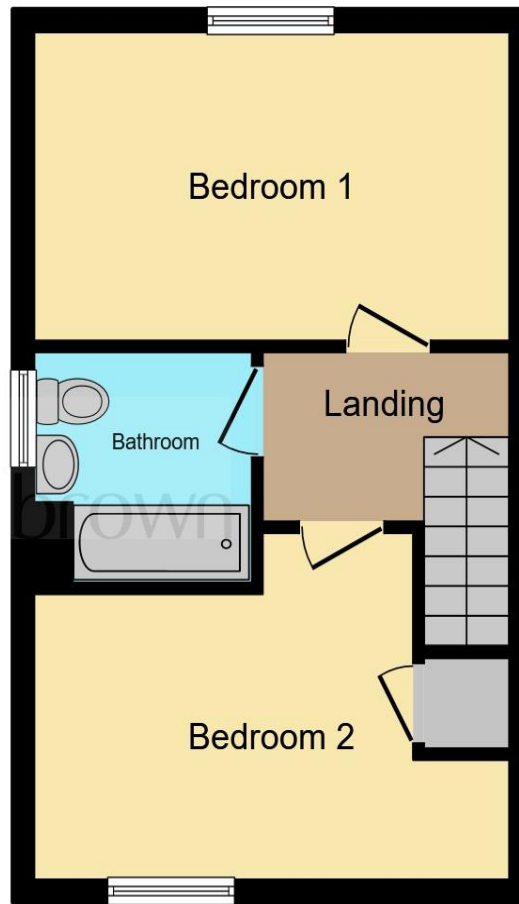
Harthill Avenue, Leconfield, BEVERLEY

****Guide price of £180,000 to £190,000**** An exceptional two-bedroom Keepmoat semi-detached home tucked away in a quiet cul-de-sac within a popular village location. Offering allocated parking, a generous enclosed garden, stylish interiors, beautifully presented property and comes with no forward chain.





Ground Floor



First Floor

Entrance Hall

Cloak Room WC

Lounge

13' x 12' (3.96m x 3.66m)

Kitchen

11' 9" x 9' 9" (3.58m x 2.97m)

Landing

Bedroom One

13' 1" x 5' 8" (3.99m x 1.73m)

Bedroom Two

9' 9" into recess x 5' 2" (2.97m into recess x 1.57m)

Bathroom

Outside

Front of the property there is allocated parking space and to the rear is a paved patio leading to lawned garden, to the rear of the garden is further paved patio with pangolin over and fencing to the boundaries. to the rear elevation there is an outside tap

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Harthill Avenue, Leconfield BEVERLEY

- ****Guide price of £180,000 to £190,000**** Attractive Keepmoat semi-detached home with remainder of the builder's guarantee
- Cul-de-sac position within a sought-after village setting
- Allocated parking space to the front
- Beautifully landscaped and enclosed rear garden
- Modern kitchen and bathroom fittings, presented to an exceptional standard

Tenure: Freehold EPC Rating: B

Council Tax Band: A

Guide price

£180,000 - £190,000



Directions to this property:

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107378



Property Ref:
BEV107378 - 0004

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.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



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



williamhbrown.co.uk