



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

**Welcome to**

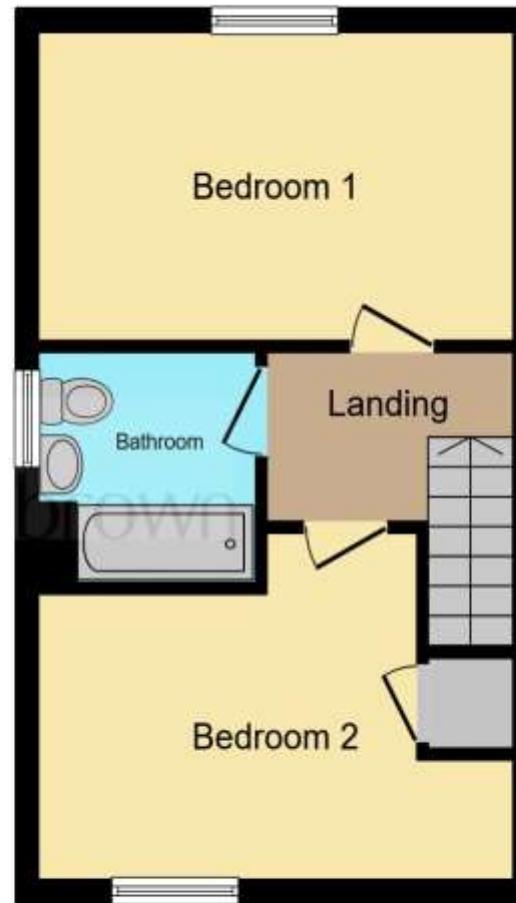
**Harthill Avenue, Leconfield, BEVERLEY**

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, and stylish interiors, this beautifully presented property ready to move straight into 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](http://www.focalagent.com)

## Welcome to

### Harthill Avenue, Leconfield BEVERLEY

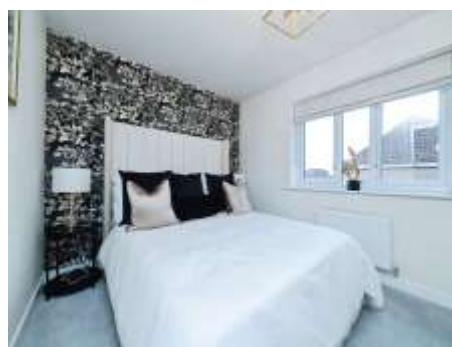
- Attractive Keepmoat semi-detached home with remainder of the builder's guarantee
- Cul-de-sac position within a sought-after village setting
- Allocated parking space to the front
- Beautifully landscaped and enclosed rear garden
- Modern kitchen and bathroom fittings, presented to an exceptional standard

Tenure: Freehold EPC Rating: B

Council Tax Band: A

Offers over

**£200,000**



**view this property online** [williamhbrown.co.uk/Property/BEV107378](http://williamhbrown.co.uk/Property/BEV107378)

#### 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



Property Ref:  
BEV107378 - 0003

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**



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