



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

***Welcome to***

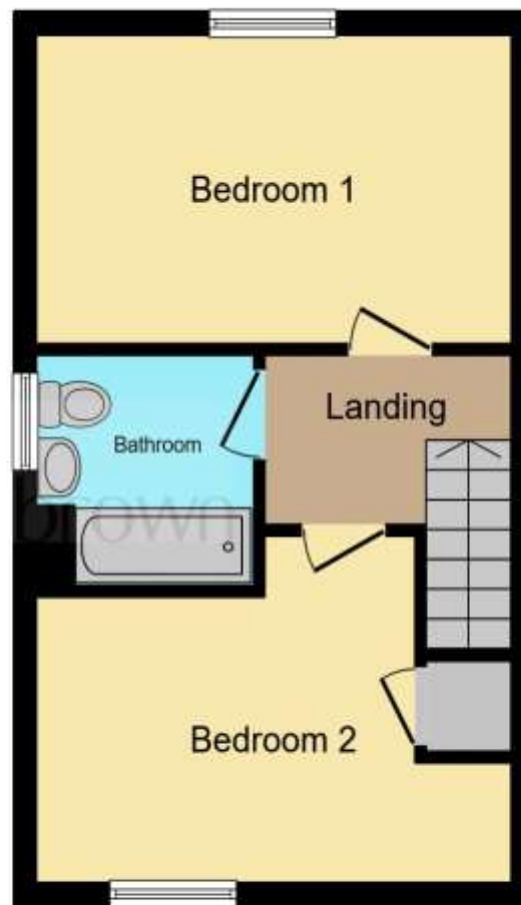
**Harthill Avenue, Leconfield, BEVERLEY**

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**



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
BEV107378 - 0003

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**william h brown**



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**