



17 Harthill Avenue, Leconfield, Beverley, HU17 7LN

£220,000



# 17 Harthill Avenue

Beverley, HU17 7LN

- TWO BEDROOM SEMI DETACHED DORMER BUNGALOW
- SPACIOUS DINING ROOM
- GROUND FLOOR SHOWER ROOM
- SPACIOUS LOUNGE WITH BAY WINDOW
- CONSERVATORY
- OFF STREET PARKING AND GARAGE

Located in the village of Leconfield in a quiet cul-de-sac position this two bedroom semi detached dormer bungalow offers a wonderful opportunity for buyers looking to put their own stamp on a home with genuine scope for updating.

The accommodation is both spacious and versatile, beginning with a generous lounge featuring a bay window, filling the room with natural light and offering a lovely outlook to the front. A spacious dining room provides excellent space for entertaining and family meals, while the conservatory adds valuable additional living space and a pleasant connection to the garden beyond. Practicality is well catered for with a ground floor shower room, along with a handy utility room located off the garage.

Upstairs there are two bedrooms and a shower room as well as fitted storage cupboards on the landing.

Outside, the property continues to impress with a rear lawned garden complete with patio and greenhouse, ideal for keen gardeners or those simply wanting outdoor space to enjoy. A driveway and single garage provide useful off street parking and storage.

While the property is in need of some modernisation, this is reflected in the opportunity it presents: a spacious, well proportioned home in a sought after, peaceful setting, ready for a buyer to renovate and make their own. This would suit investors or downsizers drawn to the quiet position and with great potential.

Get in touch, book your viewing today!



£220,000



**ENTRANCE HALL** 23'11" x 3'4" (longest and widest) (7.29m x 1.03m (longest and widest))  
uPVC entrance door with privacy glass panel, wood flooring with carpet and an understairs cupboard.

**SHOWER ROOM/W.C** 6'2" x 5'4" (1.89m x 1.63m )  
Wooden door with chrome handles, tiled floor, side aspect uPVC double glazed window, ceiling spotlights, chrome towel radiator, shower cubicle with mixer shower, low flush w.c and vanity wash hand basin.

**LOUNGE** 16'5" x 13'10" (5.02m x 4.24m)  
Wooden door with chrome handles, carpeted floor, front aspect uPVC bay window, central ceiling light fitting, fireplace with electric fire, wooden surround, granite hearth and back.

**DINING ROOM** 21'1" x 9'1" (6.45m x 2.78m )  
Wooden door with glass panels, carpeted floor, two ceiling lights two rear aspect uPVC double glazed windows.

**KITCHEN** 14'5" x 8'10" (4.41m x 2.70m)  
Wooden door with glass panels, uPVC rear door, vinyl floor, ceiling strip light, rear aspect uPVC double glazed window, integrated four ring gas hob, electric oven and dishwasher and space for an undercounter fridge.

**UTILITY ROOM** 9'6" x 5'4" (2.90m x 1.63m )  
Wooden door with brass handles, carpeted floor, two ceiling lights, front and side aspect uPVC double glazed windows, stainless steel drainer sink and plumbing for a washing machine.

**CONSERVATORY** 10'6" x 6'3" (3.22m x 1.91m )  
A "lean to" design of uPVC and glass construction with a laminate floor.

**STAIRCASE AND LANDING**  
Carpeted floor, two ceiling lights, airing cupboard, fitted storage cupboards.

**BEDROOM ONE** 11'10" x 11'0" (3.61m x 3.36m )  
Wooden door with chrome handles, carpeted floor, rear aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM TWO** 8'10" x 8'6" (2.71m x 2.60m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**SHOWER ROOM** 6'0" x 5'8" (1.852m x 1.73m )  
Wooden door with chrome handles, vinyl floor, central ceiling light, skylight, shower cubicle with electric shower, low flush w.c, pedestal wash hand basin and a chrome towel radiator.



#### **GARAGE**

16'2"x 8'2" (4.95mx 2.51m )  
With manual up and over door, power, light and a rear aspect uPVC double glazed window.

#### **EXTERIOR**

Enjoying an end of cul-de-sac position, with laid to lawn grass and driveway leading down the side of the property and garage.  
To the rear is a generous laid to lawn grass section, with mature shrub borders, greenhouse and decorative boarded fencing.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **WEBSITES**

[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://www.vebra.co.uk)

#### **MORTGAGE CLAUSE**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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#### **PROPERTY PARTICULARS-DISCLAIMER** **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

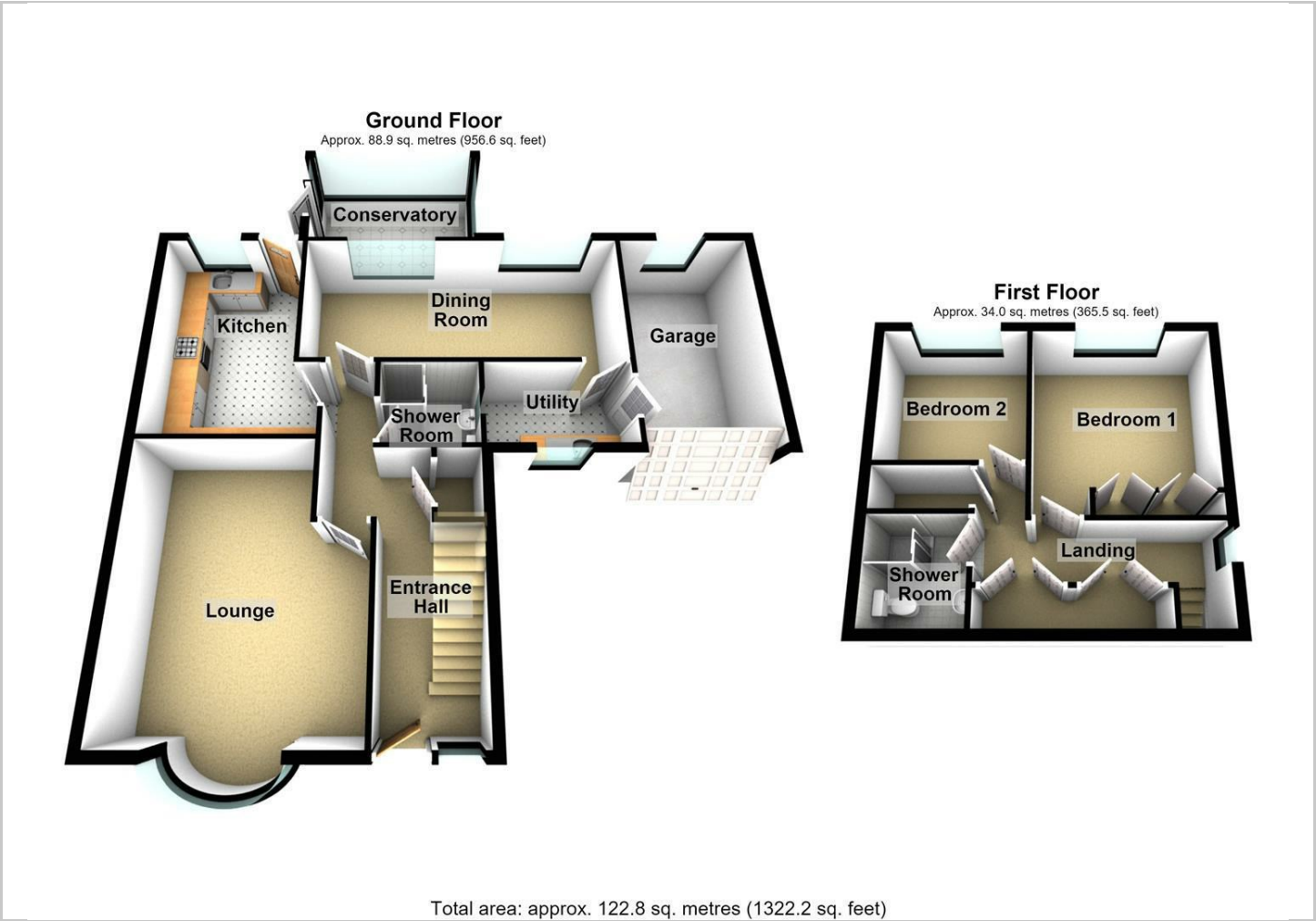
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

