

**Asking Price  
£299,950**

**67 Harthill Avenue,  
Leconfield**

**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and uPVC double glazing.

#### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

#### TENURE

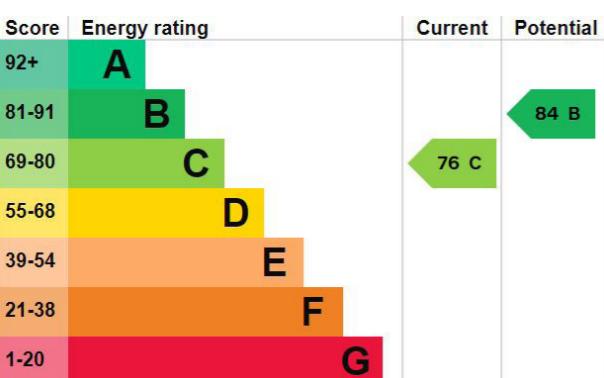
The property is Freehold and offered with the benefit of vacant possession upon completion.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

#### VIEWING

Strictly by appointment with the sole agents on 01482 866844.





A really lovely family house providing surprisingly spacious accommodation and located in an appealing village setting. An early viewing is highly recommended. A complete overview of the accommodation is available via our 360 degree tour.

## ACCOMMODATION

Entrance Hall - with stairs to the first floor.

Living Room - window to the front and feature fireplace. Sliding doors leading to:

Conservatory - with French doors leading on to the garden. Windows to three sides and wood-effect flooring.

Dining Kitchen - a spacious room with a range of integrated appliances, base and wall units, grey worktops, windows to side and rear, sink and drainer with mixer tap and tile-effect flooring. Built-in storage cupboard.

Utility Room - housing the boiler. Window to the side, sink and drainer, work surfaces, pluming for washing machine and dryer. Tile-effect flooring.

Snug/Study - windows to the front and side.

WC Cloaks - with WC and wash-hand basin, wood-effect flooring and window to the front.

## First Floor Landing

Master Bedroom - with window to the front and fitted wardrobes.

En Suite Shower Room - a good-sized room comprising shower cabinet with rainfall and hand-held units, WC and vanity wash-hand basin with built-in storage cupboard. Tiled splashback, wood-effect flooring and window to the side.

Bedroom 2 - a double bedroom with fitted wardrobes and window to the front.

Bedroom 3 - a double bedroom with fitted wardrobes and window to the rear.

Bedroom 4 - also with fitted wardrobes and window to the rear.

House Bathroom - comprising panelled bath with shower above and screen, WC, vanity wash-hand basin, tiled splashback and an excellent range of storage cupboards. Wood-effect flooring.

## OUTSIDE

To the rear of the house is a largely lawned garden with paved patio area, timber fencing and shrubs to the perimeter and a good sized timber shed. There is a passageway to the side of the house giving access to the front and further storage to the other side.

# 67 Harthill Avenue, Leconfield, HU17 7LN

## DESCRIPTION

A spacious 4 bedroom modern style detached house in this highly regarded village to the north of Beverley. With living accommodation enhanced by the conversion of the garage the property provides excellent family living and bedroom space. The accommodation briefly comprises: Entrance Hall, Living Room, Conservatory, spacious fitted Dining Kitchen, Utility Room, Snug/Study and WC cloaks. To the first floor is a Master Bedroom with spacious En Suite Shower Room, two further Double Bedrooms, a 4th Bedroom and a house Bathroom. With gardens to the front and rear and off-street parking for two cars.

## LOCATION

The property forms part of a well established residential development on the west side of the village. A long awaited new development has now been completed at the end of the street. Leconfield is located just to the West of Beverley and offers a primary school and popular sports club. It provides good access to Beverley and the wider road network.

