

49 Harthill Avenue, Leconfield, HU17 7LN



Price £149,950

PART EXCHANGE CONSIDERED

This genuinely stunning property consists of a beautifully appointed 2 bedroom semi detached bungalow of generous proportions, situated within this highly sought after village location which lies just north of Beverley. The accommodation has been comprehensively improved and modernized to a high standard throughout. Benefiting from the modern conveniences of gas fired central heating and PVCu double glazing the generously proportioned accommodation briefly consists of an L shaped entrance hall, front living room, fitted breakfast kitchen, 2 bedrooms both with high quality fitted wardrobes and bathroom with 3 piece suite. Outside the property lies within attractive lawned gardens with a substantial block-paved driveway providing sufficient car parking for several vehicles and leading to a detached single garage. This magnificent home will not disappoint and we urge interested parties to view at their earliest convenience.

49 Harthill Ave Leconfield

Entrance Hall

PVCu double glazed entrance door and side screens, double radiator, oak flooring, recessed halogen lights to ceiling, recessed built-in airing cupboard, loft access.

Living Room

5.15m (16'11) x 3.47m (11'5)

PVCu double glazed bow window to front, television aerial point, oak flooring, fitted gas living flame fire.

Kitchen

3.31m (10'11) x 2.62m (8'7)

Comprehensively fitted with an excellent range of wall units incorporating roll edged worktops, sink and mixer tap, tiled surrounds, built-in gas hob and electric oven, stainless steel chimney hood and splash-back. Automatic washing machine, fitted fridge and freezer, tiled floor, PVCu double glazed window to front, double radiator, recessed halogen lights to ceiling.

Bedroom 1

4.09m (13'5) x 2.90m (9'6)

PVCu double glazed window to rear, double radiator, fitted wardrobes along one wall.

Bedroom 2

3.27m (10'9) x 2.54m (8'4)

PVCu double glazed window, radiator, built-in wardrobes incorporating dresser unit.

Bathroom

3 piece suite in white comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC, all set within fully tiled surrounds, ladder radiator, PVCu double glazed window.

Outside

The property sits within a generous plot. To the front lies an open plan garden which is laid to lawn with block-paved walkway that gives to a substantial block-paved side drive. This provides sufficient car parking for several vehicles and gives access to the detached single brick garage with up and over main door with electric light and power laid-on. To the rear of the property is a further lawned garden set within high timber fenced perimeters, paved pathway and double electric power point.

Location and Directions

Leconfield is a popular and sought after village location which lies just north of Beverley and is, therefore, convenient for access into the town itself together with access to the major local commuter networks. Leave Beverley town centre via North Bar continuing into New Walk and Molescroft Road. Exit right at the roundabout onto Driffield Road and at the next roundabout exit to continue along the A164

AGENTS NOTE

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures, fittings and other items are not included unless specifically described.

All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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Driffield Road, taking you into the village of Leconfield. From Main Street take the left exit into Old Road and turn left into St Catherines Drive, follow the road around to the left taking the left turning into Harthill Avenue. Bear right and number 49 is situated on the left-hand side identified by our 'For Sale' board.



