Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

83 Harthill Avenue, Leconfield, Beverley HU17 7LN

£217,000

Beverley | Cottingham | Hornsea | Willerby

- First time buyers only - Qualification required - No Onward Chain.
- Only 4 years old - Modern detached property
- 4 bedrooms & 2 bathrooms
- Landscaped garden with porcelian stunning patio
- Extensive parking
- Convenient for amenities of Beverley and major road network
- Contemporary layout with stylish interior
- Modern kitchen and bathrooms
- EPC Rating: B
- Council Tax Band: D

Just four years old, this beautifully designed four-bedroom detached home occupies a prime position with a generous sized and westerly facing garden with porcelain laid patio area. The ground floor offers a light-filled, flexible layout featuring a spacious living room, a convenient cloakroom, and an impressive open-plan kitchen/dining and living space overlooking the rear garden. Upstairs, four well-proportioned bedrooms include a principal bedroom with its own en-suite shower room. Tucked quietly into the corner of a cul-de-sac with extensive driveway parking, early viewing is highly recommended.

LOCATION

The property is located on this well planned, modern development which lies close to the centre of Leconfield.

The village of Leconfield lies approximately 3 miles North of Beverley and as such offers convenient access into the town and the surrounding areas by road and rail. The village itself offers a range of facilities including a Primary School with a more extensive range being available in Beverley itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

16'6" x 3'8" (5.03m x 1.12m)
Modern composite front door with multi-lock security system, herringbone LVT flooring which flows through the hallway into the living/dining kitchen. Stairs to the first floor accommodation with large storage cupboard under measuring 5'8" x 3'5".

CLOAKROOM

6'6" x 2'11" (1.98m x 0.89m)
Two piece sanitary suite comprising vanity hand wash basin, low level w.c. and window to the front elevation.

LIVING ROOM

16'6" x 10'10" (5.03m x 3.30m)
A very well-proportioned living room with window to the front elevation.

DINING KITCHEN

18'1" x 10'9" (5.51m x 3.28m)
An attractive living/dining kitchen overlooking the rear garden with French doors leading out onto the porcelain tiled seating area. The kitchen offers a good range of wall and base storage units with modern grey fronts, laminate work surfaces and matching upstand, four ring stainless steel gas hob with glass splashback and extractor over, stainless steel sink and drainer, double integrated oven, microwave, fridge, freezer, washing machine and dishwasher. Mounting on wall for television and window over the sink.

FIRST FLOOR

LANDING

Large storage cupboard and access to the loft.

BEDROOM 1

11'4" x 9' (3.45m x 2.74m)
Window to the rear elevation and part panelled wall.

EN-SUITE SHOWER ROOM

9' x 5'5" (2.74m x 1.65m)
Three piece sanitary suite comprising shower enclosure, close coupled w.c., pedestal hand wash basin and window to the side elevation.

BEDROOM 2

10'4" x 9' (3.15m x 2.74m)
Window to the front elevation.

BEDROOM 3

8'10" x 6'10" (2.69m x 2.08m)
Window to the rear elevation and part panelled wall.

BEDROOM 4

8'9" x 6'7" (2.67m x 2.01m)
Window to the front elevation.

BATHROOM

5'6" x 6'10" (1.68m x 2.08m)
Three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c, panelled bath with shower over and glass screen and tiled splashbacks.

OUTSIDE

The property is set back from the head of the small cul-de-sac with a lawned garden and a number of plantings to the front. A drive leads down the side of the property and provides ample parking for up to four cars. A timber gate provides access to the rear garden.

The rear garden has a North-Westerly aspect which ensures that the patio areas receive a large amount of sunshine from the afternoon into the evening. There is a wide porcelain laid patio area adjacent to the dining kitchen, a very generous area of lawn for a property of this type and a further patio seating area to the rear.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

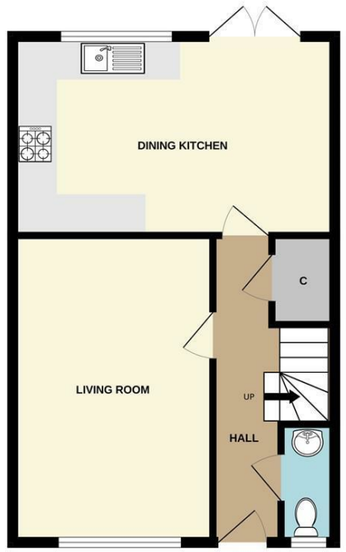
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

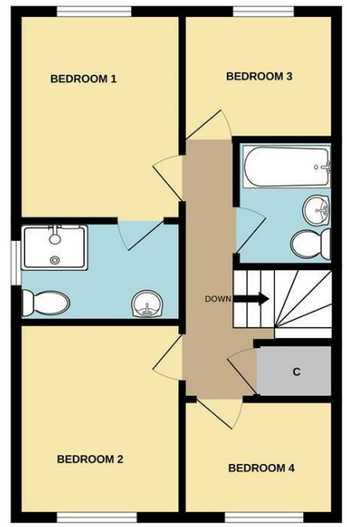
QUALIFICATION CRITERIA

1. First-Time Buyer Status - All buyers listed on the application must be first-time buyers who have never previously owned a home. 2. Income Limit - Total household income must not exceed £80,000 per year (or £70,000 where local authority limits apply). 3. Mortgage Requirement - Buyers must secure a mortgage or home purchase plan covering at least 50% of the discounted purchase price 4. Primary Residence: The property must be acquired as the buyer's sole and principal residence 5. Local Connection (Initial 3 Months): For the first 3 months of marketing, applicants must hold a local connection (residency, permanent employment, or close family ties) to the East Riding of Yorkshire council area, or qualify via Armed Forces exemptions 6. National Eligibility (After 3 Months): If unsold after 3 months, the local connection requirement drops away and any buyer meeting the core national First Homes criteria may qualify. 7. Formal Approval: Prospective purchasers must complete an application pack via the selling agent for formal approval from East Riding of Yorkshire Council prior to exchange of contracts.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026