

2 Bed Semi-Detached Bungalow In 101 Harthill Avenue Leconfield, Beverley,
HU17 7LN £52,500





SHORT DESCRIPTION

Property Ref: 17364 **Modern Two-Bedroom Semi-Detached Bungalow Available Through Shared Ownership** We are delighted to bring to the market this attractive **two-bedroom semi-detached bungalow**, available to purchase through the **Shared Ownership scheme**. Buyers have the opportunity to purchase a **25% share of the property**, with an affordable rent payable on the remaining share, providing an excellent opportunity to step onto the property ladder at a more accessible price. Situated within the popular **Farmside Green development** in the charming village of **Leconfield**, this contemporary home combines comfortable single-storey living with a peaceful village setting. The property offers a well-planned layout comprising **two bedrooms, a spacious living room and a modern bathroom**, making it an ideal choice for first-time buyers, downsizers or those looking for a manageable and well-appointed home. The property benefits from a range of modern features designed for convenience and comfort, including an **integrated fridge freezer, integrated dishwasher and integrated washing machine**. The home also benefits from **NHBC protection**, wider internal doors, and a **two-zone programmable central heating system**, allowing the heating to be controlled efficiently across different areas of the property. Additional features include a **burglar alarm system** and **BT Openreach point**, providing useful connectivity and added peace of mind. **Key Features** * Two-bedroom semi-detached bungalow * Available through Shared Ownership * **25% share available to purchase** * Affordable rent payable on the remaining share * Modern kitchen with integrated appliances * Integrated fridge freezer * Integrated dishwasher * Integrated washing machine * Modern bathroom * Two-zone programmable central heating * Wider internal doors * NHBC protection * Burglar alarm system * BT Openreach point * Contemporary and low-maintenance living * Situated in the village of Leconfield * Convenient access to Beverley and Hull **Location** Leconfield is a pleasant village situated within easy reach of the popular market town of **Beverley** and the vibrant city of **Hull**, offering residents the benefit of peaceful village surroundings while remaining conveniently connected to a wide range of amenities and attractions. Beverley is renowned for its historic character, independent boutiques, cafés, restaurants, bars and traditional Saturday market. For those looking for high-street shopping and leisure facilities, **Flemingate Shopping Centre** offers an excellent selection of well-known retailers, restaurants and a five-screen cinema complex. The surrounding area also provides a variety of leisure and recreational facilities, including swimming pools, fitness centres and open spaces, while the beautiful **East Yorkshire coastline** is within easy reach and provides an excellent choice of destinations for days out. With its attractive village location, modern specification and accessible route into home ownership, this property represents an excellent opportunity for anyone looking to enjoy the benefits of owning their own home through Shared Ownership Property Type: Semi-detached bungalow Full selling price: £210000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £52500.00 Monthly rent based on 25% share: £390.40 Remaining lease (in years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £67.68 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Front Garden, Rear Garden Possession of the property: Occupied

2

Bed Room(s)

1

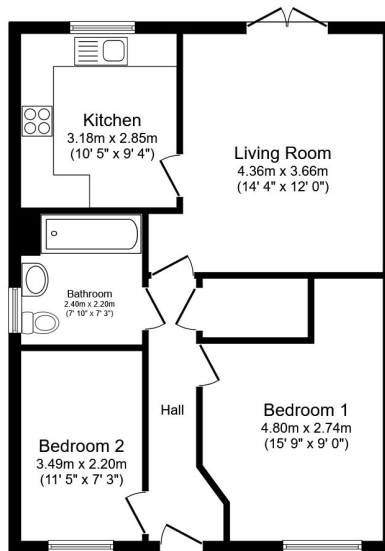
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 61.2 sq.m. (659 sq.ft.) approx

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

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

