



Approximate total area<sup>(1)</sup>  
856.01 ft<sup>2</sup>  
79.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Offers In The Region Of  
**£320,000**

**14 Glebe Gardens,  
Beeford, YO25 8BF**



**SERVICES**

Understood to all be connected to mains. There is also a security alarm installed.

**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 'C'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**VIEWING**

Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**Dee Atkinson & Harrison**





# 14 Glebe Gardens, Beeford, YO25 8BF

## DESCRIPTION

Sitting on a spectacular corner plot, 14 Glebe Gardens is brought to the market in pristine condition. Offering three bedrooms and two reception rooms, this detached bungalow certainly stands out from the crowd. The current owners have kept it updated throughout the years to create a modern, homely and inviting feeling. With its wrap around garden which has been beautifully landscaped, this is not one to miss out on.

The property briefly comprises:- entrance porch, entrance hallway, lounge, conservatory, kitchen, three bedrooms, shower room, large garden, detached single garage and ample off street parking.

## LOCATION

Situated within the village of Beeford with local amenities such as general store, post office, doctors surgery, Church, primary school, playing fields, fish & chip shop, Chinese restaurant and a public house. Further amenities within the neighbouring towns of both Bridlington and Driffield and is also easily commutable to Beverley and Hull.

## THE ACCOMMODATION COMPRISES:-

**ENTRANCE PORCH- 4'9 (1.45m) x 6'5 (1.96m)**  
Door and windows to the side aspect and laminated flooring.

**ENTRANCE HALL- 12'4 (3.77m) x 3'7 (1.10m)**  
Spacious entrance with door to the side aspect, coving, built in storage cupboard with shelving, laminated flooring, radiator and power points. There is also access to the loft which is partially boarded and has a loft ladder.

**LOUNGE- 11'9 (3.59m) x 18'5 (5.62m)**  
Beautifully presented and homely living space with sliding doors to the rear aspect, window to the front aspect, coving, dado rail, gas fireplace with marble surround and hearth, fitted carpets, radiator, TV point, telephone point and power points.

**CONSERVATORY- 8'0 (2.44m) x 9'0 (2.77m)**  
Fabulous addition creating a secondary reception room with French doors to the side aspect, windows to all three sides, skylight, inset spotlights and fitted carpets.

**KITCHEN- 9'1 (2.77m) x 12'0 (3.68m)**  
Door and window to the rear aspect, inset spotlights, coving, tiled splash back, wall mounted gas boiler, a range of shaker style wall and base units with breakfast bar area, sink with drainer unit, integrated fridge, plumbing for washing machine, double electric oven, gas hob, extractor hood, laminated flooring, radiator and power points.

**BEDROOM ONE- 10'1 (3.07m) x 12'5 (3.81m)**  
Sizeable primary bedroom with window to the front aspect, coving, a range of fitted cupboards and wardrobes as well as dressing table, fitted carpets, radiator, TV point and power points.

**BEDROOM TWO- 8'0 (2.46m) x 9'8 (2.96m)**  
Currently used as a dining room, this second double bedroom offers a window to the front aspect, coving, fitted carpets, radiator and power points.

**BEDROOM THREE- 9'0 (2.76m) x 8'6 (2.62m)**  
Window to the rear aspect, coving, free standing wardrobe, fitted carpets, radiator and power points.

**SHOWER ROOM- 5'9 (1.77m) x 7'1 (2.18m)**  
Newly fitted smart and modern shower room with opaque window to the side aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and vanity unit, walk in shower cubicle with over head shower and separate shower attachment, wall fitted vanity cupboard with mirror and LED light, laminated flooring, heated towel rail and extractor fan.

**GARDEN**  
Wrap around, landscaped, south facing garden which is mainly laid to lawn, large patio, shrub and flower borders with mature trees, gravelled area, two timber garden sheds and side gated access. To the side aspect of the property is an additional portion of garden which benefits from planted shrubs following round to the front aspect which is mainly laid to lawn. This walled frontage offers a great deal of privacy and a luxurious feel to it.

**GARAGE- 10'7 (3.23m) x 18'4 (5.59m)**  
Single detached garage with up and over door, side pedestrian door and window to the rear aspect, power and lighting.

**PARKING**  
Off street parking for two/three cars. There is potential to make additional parking if necessary.

