



Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1077.03 ft²
100.06 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Offers In The Region Of
£190,000

1 Skipsea Road,
Beeford, YO25 8AL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	78 C

SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

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’.

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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1 Skipsea Road, Beeford, YO25 8AL

Brought to the market with no onward chain, 1 Skipsea Road is a two bedroom detached bungalow located on a fantastic corner plot. The property allows ample scope throughout to modernise and bring up to a high standard with also benefitting from views over the Beeford Beck. A great project for any potential buyer to get stuck into and make it a brilliant and spacious home. The property briefly comprises:- entrance hall, lounge, conservatory, kitchen, living room, two bedrooms, bathroom, wrap around garden with gated off street parking and brick outbuilding.

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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. Beeford also has a community centre which hosts a variety of events and activities for residents.

Further amenities can be found within the neighbouring towns as the village is situated approximately 10 miles from Beverley and 7 miles from Bridlington and is also easily commutable to Hull.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 11'1 (3.38m) x 7'1 (2.16m)

Door and window to the front aspect, panelled walls, stone flooring, radiator and power points.

LOUNGE- 9'6 (2.90m) x 14'6 (4.43m)

Window to the front aspect, panelled walls, stone fireplace with open fire, wooden flooring, radiator and power points.

CONSERVATORY- 10'10 (3.31m) x 7'9 (2.37m)

Sliding doors to the side aspect, windows to all three sides, tiled flooring and power points.

KITCHEN- 10'1 (3.09m) x 14'5 (4.41m)

Door and window to the rear aspect, additional window to the side, exposed beams, wall mounted gas boiler, open fireplace with brick surround, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine and dishwasher, electric oven, gas hob, tiled flooring, radiator and power points.

LIVING ROOM- 13'11 (4.26m) x 13'11 (4.25m)

Sliding doors to the side aspect, covng, picture rail, dado rail, marble fireplace with surround, wood flooring, radiator and power points.

BEDROOM ONE- 14'2 (4.34m) x 10'4 (3.17m)

Window to the front aspect, coving, built in wardrobes and drawers with dressing table, laminated flooring, radiator and power points.

BEDROOM TWO- 10'1 (3.08m) x 7'1 (2.18m)

Window to the side aspect, coving, dado rail, fitted carpets, radiator and power points.

BATHROOM- 7'1 (2.18m) x 6'9 (2.06m)

Opaque window to the rear aspect, fully tiled walls, built in storage, three piece bathroom suite comprising:- low flush WC, sink with pedestal, corner bath with over head shower, tiled flooring and radiator.

GARDEN

Situated on a corner plot which is predominantly South-Westerly facing, planted with flowers and shrubs, lawned area, mature trees and patio area.

OUTBUILDING- 13'4 (4.07m) x 8'7 (2.64m)

Handy brick storage shed with door, window and power.

PARKING

Gated off street parking.