



**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 'A'.

**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.



Offers In Region Of  
£195,000

12 Main Street,  
Beeford, YO25 8AS



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Dee Atkinson & Harrison





# 12 Main Street, Beeford, YO25 8AS

## DESCRIPTION

12 Main Street is a two double bedroom mid terrace which has exceptional space throughout both internally and externally. The property has a cottage feel with its characteristic features and offers a blank canvas for any potential buyer to put their own stamp on it. An initial glance will not be enough so we encourage buyers to book in for a viewing to fully appreciate what the property has to offer. The property briefly comprises:- entrance hall, lounge, dining room, kitchen, conservatory, first floor landing, two double bedrooms, bathroom, rear garden and on 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 HALL

Door to the front aspect, stairs leading to the first floor landing, built in storage cupboards and fitted carpets.

### LOUNGE- 14'2 (4.32m) x 14'1 (4.30m)

Window to the front aspect, exposed beams, ingelnook style fireplace with log burning stove, understairs storage cupboard, fitted carpets, radiator, TV point and power points.

### DINING ROOM- 9'3 (2.84m) x 12'6 (3.82m)

Separate dining space with French doors to the rear aspect, exposed beams, fitted carpets, radiator and power points.

### KITCHEN- 8'4 (2.55m) x 12'10 (3.92m)

Door and window to the rear aspect, exposed beams, partially panelled walls, a range of wall and base units, Belfast sink, space for fridge/freezer, space for additional white goods, Rangemaster oven with gas hob, tiled flooring, radiator and power points.

### CONSERVATORY- 18'5 (5.63m) x 8'3 (2.53m)

Door and windows to the rear aspect, a range of wall and base units, Belfast sink, plumbing for washing machine, vinyl flooring and power points.

### FIRST FLOOR LANDING

Fitted carpets and loft access.

### BEDROOM ONE- 14'1 (4.31m) x 14'0 (4.29m)

Double bedroom with window to the front aspect, built in storage cupboard housing the gas boiler, feature fireplace, fitted carpets, radiator and power points.

### BEDROOM TWO- 12'4 (3.77m) x 12'9 (3.91m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

### BATHROOM- 5'10 (1.78m) x 9'5 (2.89m)

Opaque window to the rear aspect, partially tiled and panelled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath and over head shower, tiled flooring, traditional heated towel rail and radiator and extractor fan.

### GARDEN

North facing garden which is of ample size with patio area to the immediate rear, the majority of it is mainly laid with lawn, storage shed, mature tress and planted flowers and shrubs. There is a right of way thats needs to be accessible at all times with the neighbouring property.

### PARKING

On street parking.

### AGENTS NOTES

There is shared access with the neighbouring properties. Please see attached to the listing the boundary lines.