



Asking Price
£194,950

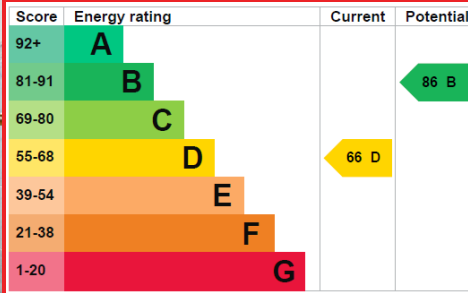
52 Main Street,
Beeford, YO25 8AZ



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 'B'.



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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52 Main Street, Beeford, YO25 8AZ

DESCRIPTION

Brought to the market with no onward chain, 52 Main Street is a well presented and spacious two bedroom bungalow. The property has been well kept over the years but allows scope for any potential buyer to put their own stamp on it and make it their own. Boasting a well proportioned garden with gated off street parking, this home is situated in a great village location with plenty of amenities.

The property briefly comprises:- entrance porch, entrance hall, lounge, kitchen, two bedrooms, conservatory, rear garden, garage and 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- 2'9 (0.86m) x 4'1 (1.25m)

Door to the side aspect, wall mounted gas boiler and terracotta tiled flooring.

ENTRANCE HALL- 2'8 (0.82m) x 12'1 (3.68m)

Coving, built in storage cupboard, fitted carpets, radiator and power points. There is also access to the loft which has a loft ladder.

LOUNGE- 10'0 (3.07m) x 18'4 (5.60m)

Spacious living area with bay window to the front aspect, coving, fitted wall lighting, gas fireplace with hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN- 8'7 (2.62m) x 10'11 (3.33m)

Window to the front aspect, coving, tiled splash back, a range of wall and base units with built in wine rack, sink with drainer unit, integrated fridge/freezer, integrated washing machine, eye-level built in oven and microwave, additional oven with gas hob, vinyl flooring, radiator and power points.

BEDROOM ONE- 10'0 (3.05m) x 11'6 (3.52m)

Window to the rear aspect, coving, built in wardrobe and cupboard space, fitted carpets, radiator, TV point and power

points.

BEDROOM TWO- 8'6 (2.61m) x 8'6 (2.59m)

French doors to the rear aspect, coving, fitted carpets, radiator and power points.

CONSERVATORY- 14'8 (4.49m) x 7'0 (2.16m)

Leading on from the second bedroom is a additional reception room with french doors to the rear aspect with windows to all three sides, tiled flooring, radiator and power points.

SHOWER ROOM- 5'6 (1.70m) x 6'8 (2.03m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, heated towel rail and extractor fan.

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear, greenhouse, storage shed, partially walled garden and gated side access.

GARAGE

Single detached garage with electric roller door, power and lighting.

PARKING

Off street parking for two cars.