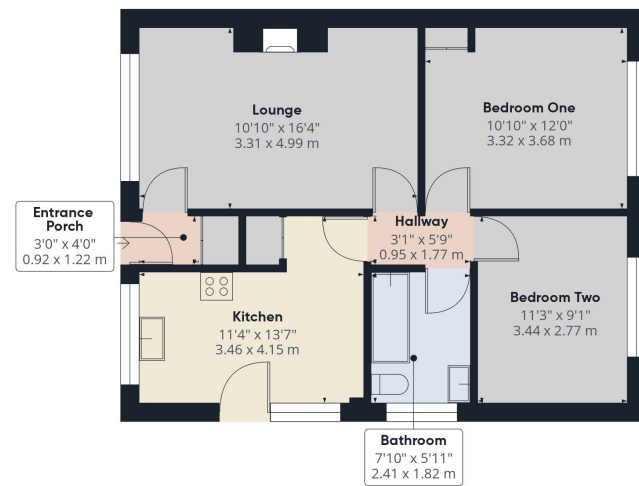


Approximate total area⁽¹⁾
787 ft²
73.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price
£175,000

**4 Alton Park,
Beeford, YO25 8BZ**



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'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 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



4 Alton Park, Beeford, YO25 8BZ

DESCRIPTION

Brought to the market with no ownard chain, 4 Alton Park is a well presented two bedroom semi-detached bungalow. Located in an established yet quiet cul-de-sac, the property benefits from spacious accommodation throughout as well as a private rear garden. The property gives great scope for any potential buyer to make it their own.

The property briefly comprises:- entrance porch, lounge, hallway, kitchen/breakfast area, two double bedrooms, bathroom, rear garden, detached 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 Driffeld and is also easily commutable to Beverley and Hull.



THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH- 3'0 (0.92m) x 4'0 (1.22m)

Door to the front aspect, built in cupboard and fitted carpets.

LOUNGE- 10'10 (3.31m) x 16'4 (4.99m)

Light and bright living room with large window to the front aspect, coving, built in cupboard and shelving, electric fireplace with tiled hearth and mantle piece, fitted carpets, radiator, TV point and power points.

HALLWAY- 3'1 (0.95m) x 5'9 (1.77m)

Coving and fitted carpets. There is also loft access.

KITCHEN/BREAKFAST AREA- 11'4 (3.46m) x 13'7 (4.15m)

Door and window to the side aspect, window to the front aspect, oil boiler, built in storage cupboard, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, built in eye-level double oven, induction hob, fitted carpets, radiator and power points.

BEDROOM ONE- 10'10 (3.32m) x 12'0 (3.68m)

Double bedroom with window to the rear aspect, coving, free standing wardrobes and cupboards, exposed floorboards, radiator, TV point and power points.

BEDROOM TWO- 11'3 (3.44m) x 9'1 (2.77m)

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

GARDEN

East facing garden which is a blank canvas for anyone to put their stamp on it with greenhouse and shed, timber fencing and gated side access.

GARAGE- 9'1 (2.79m) x 15'7 (4.75m)

Detached single garage with up and over door, window to the side aspect and storage shed to the rear which houses the oil tank.

PARKING

Off street parking for two/three cars.