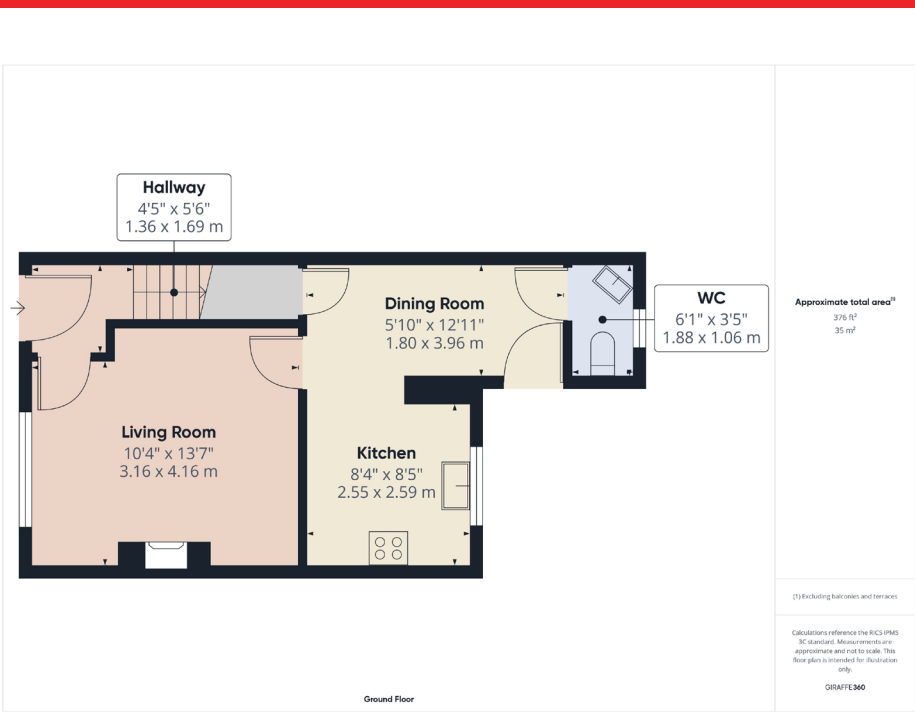




Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SERVICES
Understood to all be connected to mains. Mains gas, water and electric. The property also benefits from underfloor heating throughout the ground floor.

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.



Asking Price
£165,000

Mulberry Cottage,
78a Main Street,
Beeford, YO25 8AZ



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Dee Atkinson & Harrison



Mulberry Cottage, 78a Main Street, Beeford, YO25 8AZ

DESCRIPTION

Brought to the market in immaculate condition, Mulberry Cottage is a beautifully presented two bedroom mid terrace. Having been built in 2008, upon entering the property, it immediatley impresses with its cosy cottage and spacious feeling throughout. Its neutral decoration throughout poses scope to put your own stamp on it and make it your own. Situated in a sought after village location, to fully appreciate what this has to offer, we highly recommend internal viewing.

The property briefly comprises:- entrance hall, lounge, kitchen, dining space, WC, first floor landing with two bedrooms, bathroom, rear garden and allocated parking space.

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- 4'5 (1.36m) x 5'6 (1.69m)

Welcoming entrance with door to the front aspect, stairs leading to the first floor landing, laminate flooring and power points.

LOUNGE- 10'4 (3.16m) x 13'7 (4.16m)

Light and bright space with window to the front aspect, exposed beams, wall mounted gas fireplace with mantle piece, laminated flooring with underfloor heating, TV point and power points.

KITCHEN- 8'4 (2.55m) x 8'5 (2.59m)

An open plan kitchen diner with window to the rear aspect, exposed beams, inset spotlights, tiled splash back, a range of wall and base units, sink with drainer unit, integrated fridge, integrated slimline dishwasher, plumbing for washing machine, electric oven with gas hob and extractor hood, tiled flooring with underfloor heating and power points.

DINING ROOM- 5'10 (1.80m) x 12'11 (3.96m)

Rear door leading out to the garden to the side aspect, exposed beams, built in understairs storage cupboard, tiled flooring with underfloor heating and power points.

WC- 6'1 (1.88m) x 3'5 (1.06m)

Opaque window to the rear aspect, low flush WC, sink with pedestal, mixer tap and tiled splash back and tiled flooring with underfloor heating.

FIRST FLOOR LANDING- 5'10 (1.79m) x 9'7 (2.94m)

Built in storage cupboard, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 15'2 (4.63m) x 9'3 (2.83m)

Double bedroom with dual windows to the front aspect, built in wardrobe, fitted carpets, radiator and power points.

BEDROOM TWO- 9'0 (2.76m) x 9'7 (2.94m)

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

BATHROOM- 5'9 (1.79m) x 11'0 (3.36m)

Well presented family bathroom with opaque window to the rear aspect, inset spotlights, built in storage cupboard, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower and glass shower screen, heated towel rail, laminated flooring and extractor fan.

GARDEN

North facing garden which has been kept in great condition with patio area to the immediate rear of the property, raised lawned area, timber fencing throughout making it fully secure with rear gated access to the parking space.

PARKING

Allocated parking to the rear of the property for one car.