



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£279,950**

**2a Old Forge Way,**  
**Beeford, YO25 8GA**

#### 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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**THE ACCOMMODATION COMPRISES:**  
**ENTRANCE HALL- 15'0 (4.57m) x 4'9 (1.45m)**  
Neutral and inviting entrance hall with door to the front aspect, stairs leading to the first floor landing, understairs cupboard, built in storage cupboard, fitted carpets, radiator, telephone point and power points.

**CLOAKROOM- 4'9 (1.21m) x 3'11 (1.21m)**  
Opaque window to the front aspect, low flush WC, sink with pedestal, mixer tap and tiled splash back, laminated flooring, radiator and extractor fan.

**LOUNGE- 11'11 (3.64m) x 12'3 (3.76m)**  
Cosy and warm lounge with window to the front aspect, fireplace with log burner, tiled hearth and wooden mantle piece, fitted carpets, radiator, TV point and power points.

**KITCHEN/DINING ROOM- 11'2 (3.42m) x 20'3 (6.20m)**  
Naturally light kitchen/diner with window and French doors to the rear aspect, inset spotlights, a range of sleek, glossy wall and base units, one and a half sink with drainer unit and tiled splash back, integrated dishwasher, space for American style fridge/freezer, electric oven, gas hob with splash back, extractor hood, tiled flooring, radiator and power points.

**UTILITY ROOM- 6'0 (1.83m) x 10'4 (3.16m)**  
Sizable utility space with door and window to the side aspect, wall mounted gas boiler, tiled splash back, a range of base units, sink with drainer unit, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

**FIRST FLOOR LANDING**  
Built in storage cupboard with water tank and shelving, fitted carpets and power points. There is also access to the loft.

**BEDROOM ONE- 10'0 (3.07m) x 12'4 (3.76m)**

Beautifully presented primary bedroom with window to the front aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 4'10 (1.49m) x 5'4 (1.65m)**  
Opaque window to the front aspect, three piece bathroom suite comprising:- low flush WC, wall mounted sink and tiled splash back, fully tiled shower cubicle, laminated flooring, heated towel rail, extractor fan and shaving point.

**BEDROOM TWO- 11'1 (3.39m) x 10'2 (3.11m)**  
Double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

**BEDROOM THREE- 9'0 (2.75m) x 9'8 (2.95m)**  
Window to the rear aspect, fitted carpets, radiator and power points.

**FAMILY BATHROOM- 6'10 (2.10m) x 6'3 (1.93m)**  
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with over head shower attachment and glass shower screen, laminated flooring, heated towel rail, extractor fan and shaving point.

**GARDEN**  
West facing, pristine garden which has been mainly laid with lawn, large paved patio area to the immediate rear ideal for your garden furniture, planted mature trees, garden shed, timber fencing ensuring the garden is fully secured and gated side access.

**GARAGE- 18'3 (5.59m) x 9'7 (2.94m)**  
Single garage with electric roller door, rear pedestrian door and window, power and lighting.

**PARKING**  
Off street parking for two cars.

## 2a Old Forge Way, Beeford, YO25 8GA

### DESCRIPTION

Sitting on an elite plot in a quiet cul-de-sac, 2a Old Forge Way is a detached home built in 2011. Boasting three double bedrooms and modern interior throughout, this stunning property enjoys a gorgeous private garden which would be ideal for hosting or enjoying the summer sun. Providing modern day living and situated in a fabulous village location that offers a variety of amenities, if you are wanting a 'move in' ready home, this is the one for you.

The property briefly comprises:- entrance hall, cloakroom, lounge, kitchen/dining room, utility space, first floor landing with three double bedrooms, one with en-suite, family bathroom, rear garden, single 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.

