



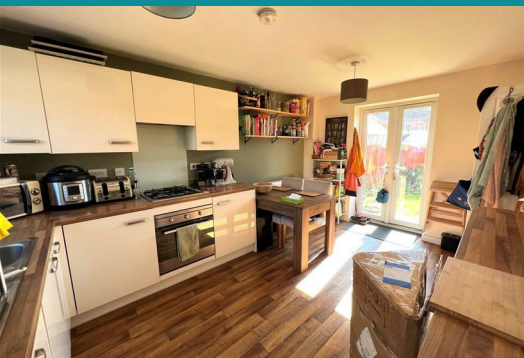
## 9 Beacon Drive

, Middle Deepdale, YO11 3FF

**Price Guide £219,950**



A three bedroom rendered detached family home in the popular Middle Deepdale area close to Cayton Bay with good transport links . The house has a kitchen /diner , lounge and cloakroom downstairs with two doubles and a single bedroom upstairs. There is a family bathroom and one of the bedrooms has an en-suite shower room. The house has a pleasant garden to the rear a smaller front garden and a carport. Call us to view on 01723 350077.



### Lounge 14'10" x 11'10" (4.52m x 3.61m )

Located off the main hallway this room has a dual aspect with windows to the front and rear off the house with a carpet and radiator.

### Kitchen 14'10" x 10'5 (4.52m x 3.18m )

Located off the front hallway the kitchen has a window to the front of the property and double patio doors to the rear overlooking the garden. There is a range of base and wall units with wooden counter tops, a radiator and a stainless steel sink and drainer. There is a built in oven, with a gas hob and extractor, there is space for a washing machine and a built in dishwasher. There is also room for a dining table and chairs. There is also a pantry storage cupboard under the stairs with plenty of storage.

### Downstairs Cloakroom

A downstairs cloakroom with a W.C and hand wash basin in a vanity unit.

### Master Bedroom 11'3" x 10'4" (3.43m x 3.15m)

A double bedroom with a window to the front of the house, carpet, radiator and en-suite shower room.

### En Suite 8'2" x 4'1" (2.49m x 1.24m)

Located off the master bedroom the en-suite is partially tiled with a tiled floor, shower cubicle, W.C and a handwash basin with a vanity unit. There is a window to the front of the property.

### Bedroom 2 11'11" x 11'3" (3.63m x 3.43m)

A double bedroom with a carpet, radiator and a window looking out to the front of the house.

### Bedroom 3 9'1" x 6'9" (2.77m x 2.06m)

Bedroom three is a single room with a carpet, radiator and a window overlooking the rear garden.

### Bathroom 7'3" x 4'8" (2.21m x 1.42m)

The family bathroom comprises of a bath with an electric shower, a shower curtain, W.C. and a hand wash basin, the walls and floor are tiled . there is also a radiator.

### Outside

To the front of the house there is a canopy over the door to keep visitors dry, there is also an electrical car charger. There are small hedges and a pretty front garden wrapping around the front of the property. There is a gate to the side of the house leading into the back garden which is largely laid to lawn with a decked seating area and a greenhouse.

### What Three Words Location

differ.heads.chart

## Area Map

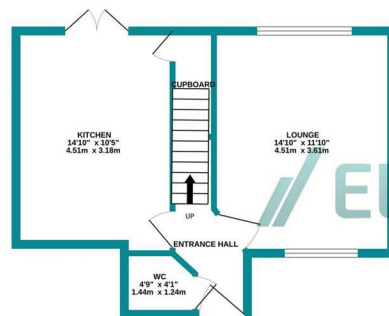


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

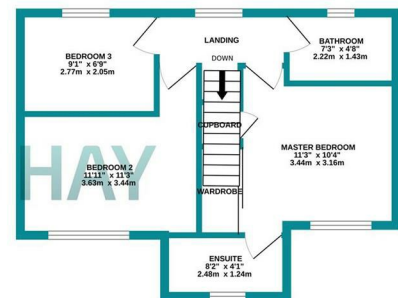
## Council Tax Band: C

## Tenure: Freehold

GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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