



12 Alton Park
Beeford, Driffield, East Yorkshire YO25 8BZ
Guide price £195,000

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*** A SPACIOUS DETACHED BUNGALOW IN A QUIET CUL-DE-SAC POSITION - NO ONWARD CHAIN *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Occupying a pleasant position within the popular village of Beeford, within easy reach of amenities and handily placed for road links to Driffield and the East Yorkshire coast, this attractively proportions detached true bungalow will suit a wide range of buyers. The accommodation briefly comprises Entrance Hall, open plan Lounge/Diner, Kitchen, three Bedrooms, Bathroom and a Conservatory. Outside, a blocked paved driveway and forecourt provides ample vehicle space, with a generous garage and a pleasant rear garden. Offered to the market with the added benefit of NO ONWARD CHAIN - BOOK YOUR VIEWING TODAY!



Entrance Hall 11'6" x 5'7" (3.51m x 1.70m)
A double glazed panel door opens from the side elevation into a welcoming 'L' shaped hallway, with laminate flooring, built-in storage, loft hatch and radiator.

Lounge Diner 15'10" x 10'10" plus 10'8" x 8'11" (4.83m x 3.30m plus 3.25m x 2.72m)
This impressive open plan reception room enjoys plenty of natural light via double glazed windows to the front and side elevations, with ceiling coving, laminate flooring and 3 radiators.

Kitchen 11'4" x 10'7" (3.45m x 3.23m)
Fitted with a range of base, wall and drawer units, laminate rolled edge worktops, composite sink unit and splash back tiling. Integrated appliances include an electric double oven/grill and an electric hob with extractor canopy above. With vinyl flooring, double glazed window and a glazed panel door into the Lobby.

Lobby 9'4" x 4'1" (2.84m x 1.24m)
A utility lobby with plumbing for freestanding washing machine and vent for tumble dryer, with double glazed windows and glazed panel door opening to the side passage.

Bathroom 8'1" x 6'6" (2.46m x 1.98m)
A modern white suite comprises of a panelled bath with mixer shower attachment, pedestal wash basin and WC, with full height wall tiling, floor tiles, radiator and a double glazed window.

Bedroom 12'5" x 8'2" (3.78m x 2.49m)
A double room with radiator, laminate flooring and a double glazed window to the rear elevation.

Bedroom 10'0" x 8'9" (3.05m x 2.67m)
A smaller double or generous single room, with built-in wardrobe, fitted carpet, radiator and double glazed window to the side elevation.

Bedroom 13'4" x 8'11" (4.06m x 2.72m)
A generous double room with radiator, laminate flooring and sliding patio doors to the:

Conservatory
A pleasant extension of the living space, with radiator, fitted carpet, double glazed windows to three sides and double doors opening to the rear garden.

External
The property is approached over a generous block paved driveway which extends across the front and along the side of the bungalow, providing ample vehicle space on approach to the garage.

Garage
With up and over door from the driveway, personnel door from the garden, electric lighting and power sockets. A gated passageway runs between the bungalow and the garage to access the garden.

Rear Garden
The garden is predominantly lawned, with a blocked paved patio behind the bungalow, set within a fenced perimeter.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the

contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



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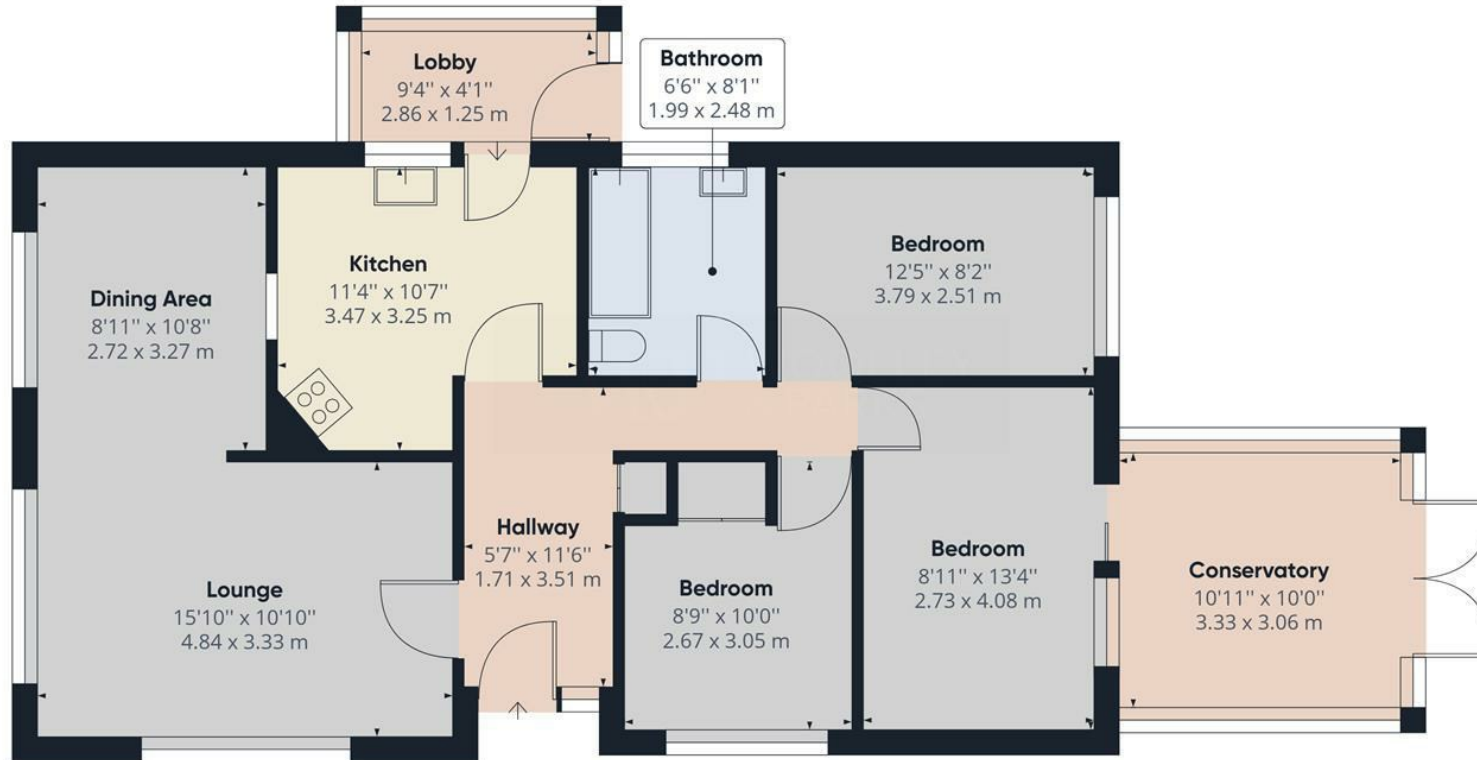


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Approximate total area⁽¹⁾

1037.56 ft²
96.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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