



The Cottage  
Bridlington Road  
Beeford, YO25 8AN

ASKING PRICE OF

**£185,000**

2 Bedroom Detached bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden



2



1



1



Double Garage



Gas Central Heating

## The Cottage, Bridlington Road, Beeford, YO25 8AN

A very rare opportunity to purchase a characterful detached cottage in a rural village setting together with extensive garden, off-street parking and garage.

The property has undergone a programme of restoration in recent years, however, would benefit from a degree of re-decoration following on from being let. The accommodation on offer includes two bedrooms as well as main lounge with solid fuel stove, kitchen and bathroom.

Off street parking is so vital in this setting and not only does it have its own parking place, it also includes a double garage with further to potentially extend this to create additional parking or garage/workshop, if required.

**The garden although requiring some restoration is extensive and again, offers huge potential!**

### BEEFORD

Beeford village is located between Bridlington and Beverley on the A165 and boasts a thriving village community life. A local primary school, Public houses/ eateries, local church, veterinary surgery, doctors practice combine to form a strong village community. Properties in Beeford are often represented by both our Bridlington and Driffield offices.





Lounge



Bedroom



Kitchen



Utility

## Accommodation

### ENTRANCE HALL

### LOUNGE

11' 10" x 10' 4" (3.62m x 3.17m)

With dual front facing window and solid fuel stove in situ.

### BEDROOM 1

10' 4" x 8' 2" (3.17m x 2.49m)

With front facing window. Radiator.

### KITCHEN

11' 6" x 9' 3" (3.51m x 2.82m)

Fitted with a wealth of kitchen units including base and wall mounted cupboards along with worktops, integrated electric oven plus gas hob and extractor over. Inset one and a half bowl sink with mixer tap and space and plumbing for automatic washing machine. Space and provision for a refrigerator. Extractor canopy.

### UTILITY

3' 10" x 5' 4" (1.18m x 1.64m)

With space and plumbing for a dishwasher and fitted base cupboard plus wall hung boiler.

### BEDROOM 2

8' 3" x 7' 10" (2.54m x 2.39m)

With front facing window. Radiator.

### BATHROOM

With wall and floor tiling. Comprising bath with shower screen, WC and wash hand basin with vanity unit,

### OUTSIDE

The property is built flush to the pavement. There is vehicle access to the right-hand side which leads to a space and in turn a detached double garage.

The rear garden is extensive and there is potential to extend the garage further or even create a fuller vehicle access off the parking area. There is also a further garden frontage onto Bridlington Road.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 58 square metres.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom



Bathroom

**TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

**SERVICES**

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.



Double Garage

**WHAT'S YOURS WORTH?**

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

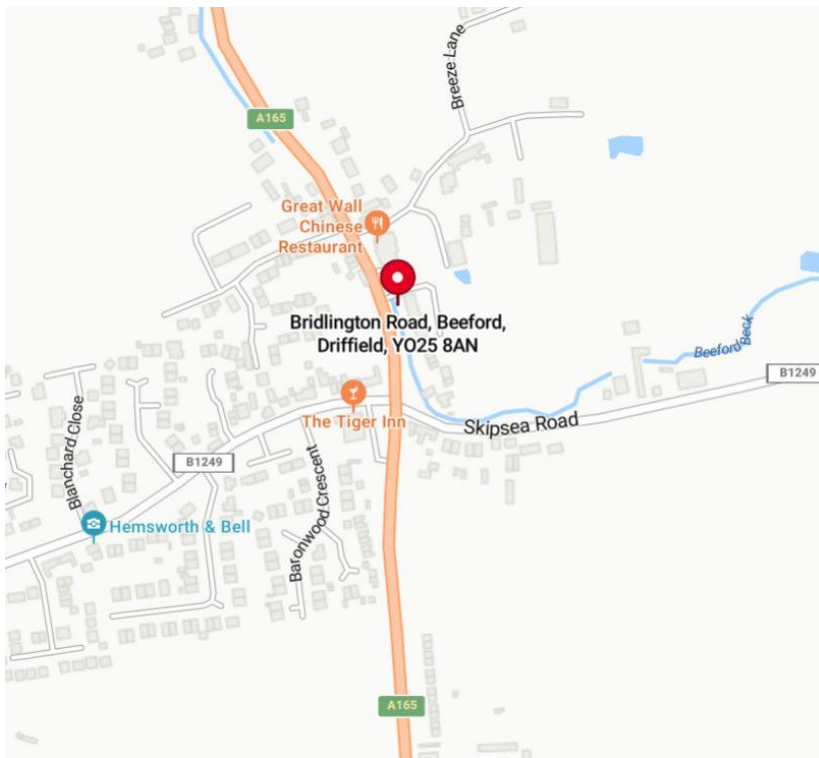
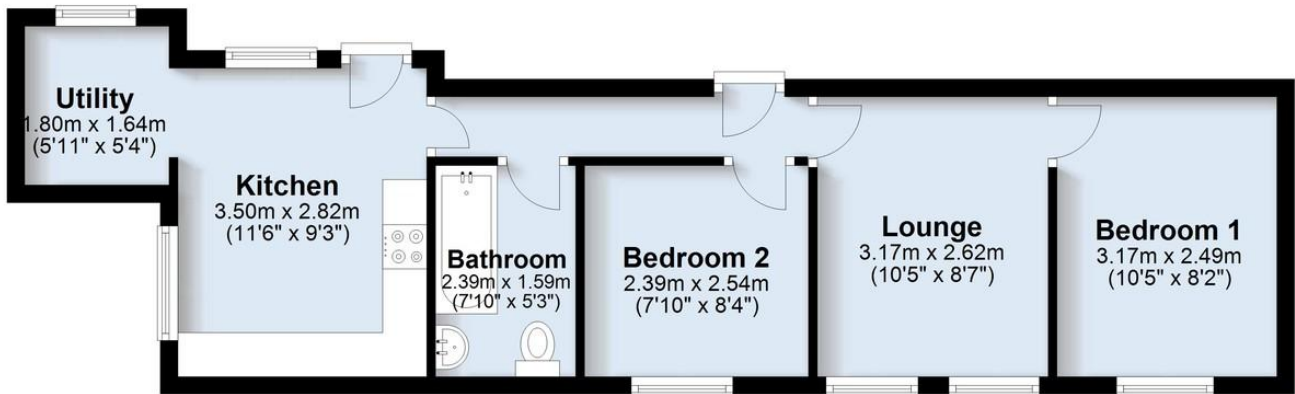
\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS

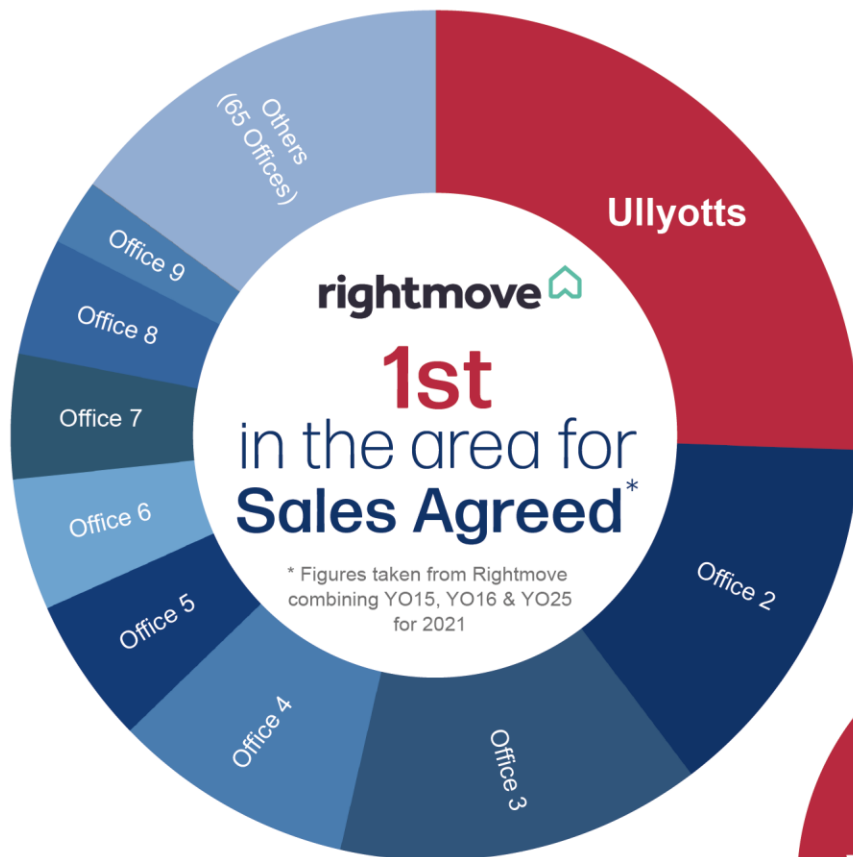
The stated EPC floor area, (which may exclude conservatories),  
is approximately 58 sq m







# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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