



Dulwich House
87 Main Street
Beeford, YO25 8AY

GUIDE PRICES: As a whole: £320,000
House and Garden: £220,000
Building Plot: £100,000

4 Bedroom Detached House

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EST 1891

01377 253456



Street Scene



4



2



1



Off Road
Parking



Gas Central Heating

Dulwich House 87 Main Street, Beeford, YO25 8AY

A detached double fronted four-bedroom detached house with building plot with full planning permission (23/01561/PLF) for a detached three bedroom house standing prominently in the village and handily placed for access to all amenities and nearby countryside.

The property is offered for sale as a whole or as two separate lots with planning permission for new accesses from Parklands.

BEEFORD

Beeford amenities include primary school, doctor's surgery, shop and post office, public house, fried fish shop, Chinese, modern community centre, sports and recreational facilities, Church and Chapel. Public transport by bus to the neighbouring county and market towns of Driffield and Beverley and coastal resort of Bridlington.



Lounge



Sitting Room



Kitchen



Rear Elevation

Accommodation

ENTRANCE INTO

With straight flight staircase leading off to the first floor.

SITTING ROOM

12' 11" x 12' 0" (3.94m x 3.68m)

Open fireplace with stone surround. Window to Main Street.

LOUNGE

13' 8" x 13' 0" (4.18m x 3.98m)

Two windows overlooking Main Street. Enclosed solid fuel burner set in brick surround.

BREAKFAST KITCHEN

18' 0" x 12' 0" (5.49m x 3.68m)

Fitted with double drainer sink unit base and wall cupboards. Gas boiler.

UTILITY ROOM

13' 1" x 11' 3" (3.99m x 3.45m)

With fitted units and single drainer sink unit.

LANDING

BEDROOM 1

13' 8" x 12' 11" (4.17m x 3.95m)

Front left. Door and two steps down to

BEDROOM 4

9' 1" x 6' 1" (2.78m x 1.86m)

Back left.

BEDROOM 2

12' 11" x 12' 1" (3.94m x 3.69m)

Front right. With walk in over stairs cupboard

BEDROOM 3

10' 10" x 6' 0" (3.31m x 1.85m)

Back right

BATHROOM

8' 8" x 6' 1" (2.66m x 1.86m)

Fitted with coloured suite

OUTSIDE

The property stands flush to the pavement at the front.

There is vehicle access off Parklands to a parking area if sold as a single Lot. There is an enclosed area of rear garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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.

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VIEWING

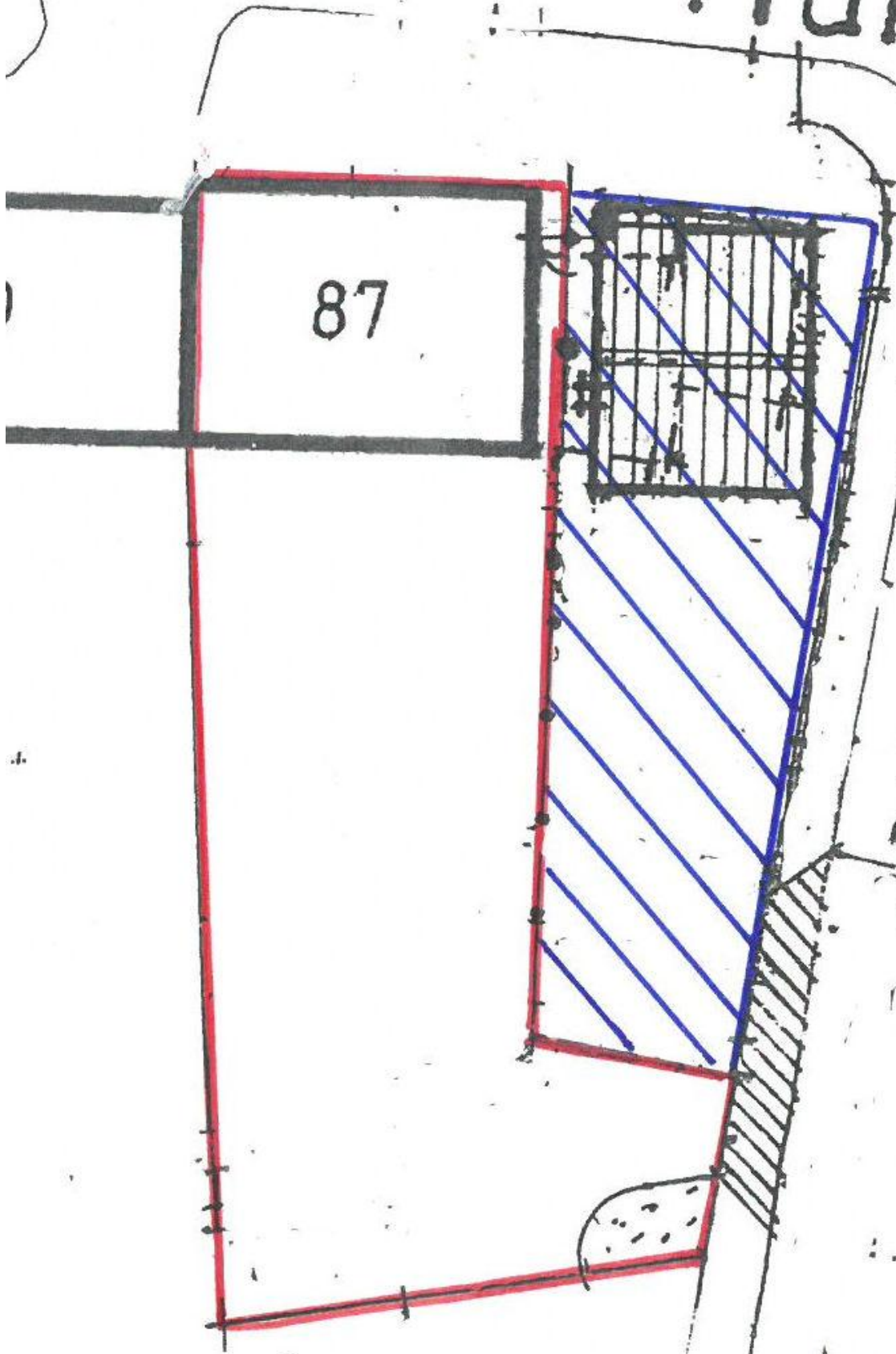
Strictly by appointment with Ulllyotts.

Regulated by RICS

Main S

87

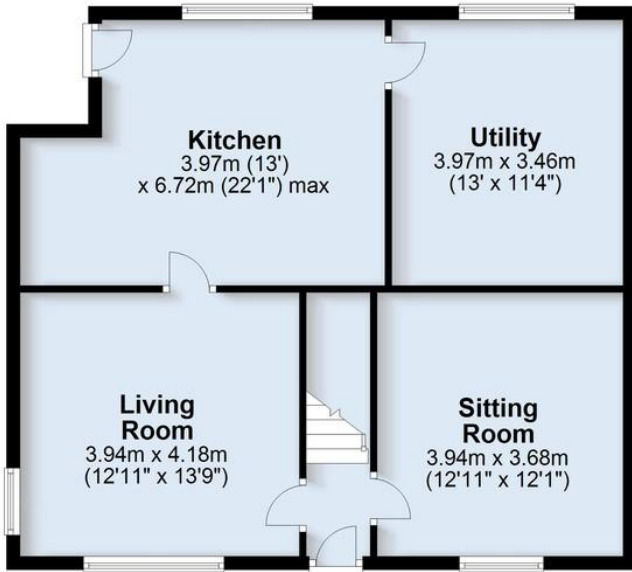
PARKLANDS



The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

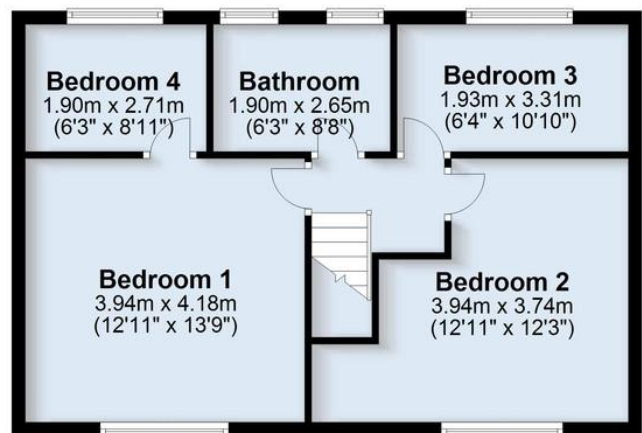
Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)

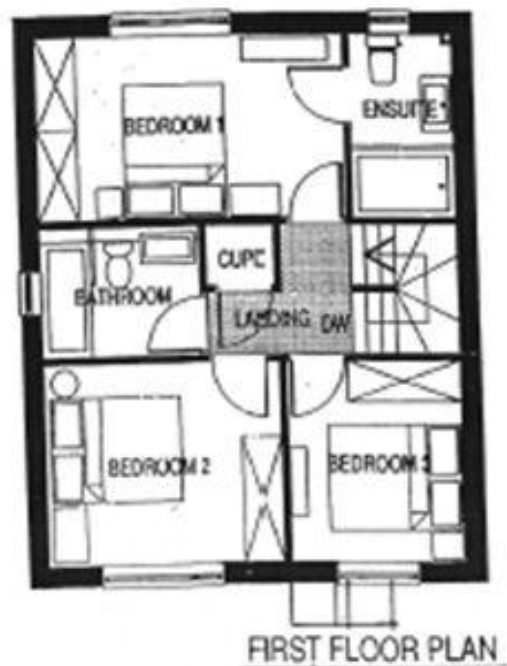
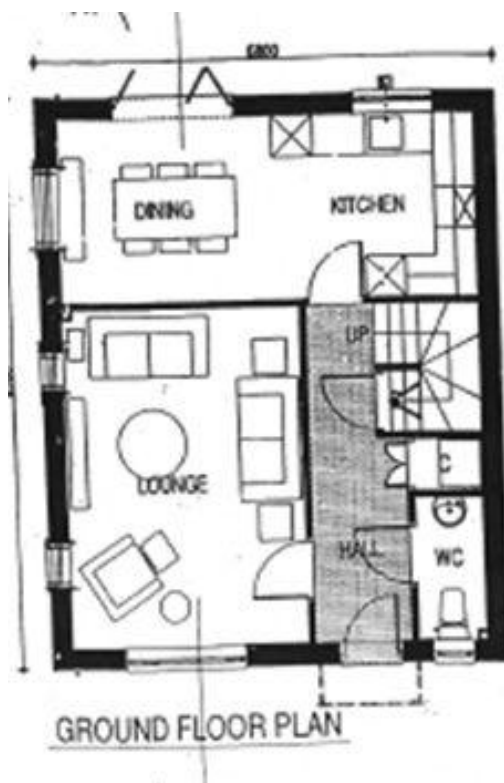


First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



New dwelling floor plans



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