



39 Ashleigh Drive  
Beeford  
YO25 8AU

ASKING PRICE OF

**£185,000**

3 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation

3
 2
 1
 Garage & Carport
 Gas Central Heating

### 39 Ashleigh Drive, Beeford, YO25 8AU

An established semi-detached bungalow located at the head of a cul-de-sac with the added attraction of a first floor conversion creating a large additional room suitable for master bedroom or even hobbies room, if required. The property comes with a range of adjoining outbuildings which could be customised further but have been most recently used as a utility/store and garden room.

The original layout of the bungalow includes front facing lounge together with kitchen, shower room and two bedrooms, one of which could be used as a dining room, if required.

The garden is established and includes a useful summerhouse whilst also benefitting from open views beyond.

#### 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



Kitchen



Bedroom



Bedroom 2/Dining Room

## Accommodation

### SIDE ENTRANCE THROUGH outhouses

Currently comprising three separate spaces, divided by sliding patio doors and useful as perhaps a covered area for a vehicle, utility room and garden room.

### SIDE ENTRANCE HALL

With radiator.

### LOUNGE

16' 11" x 11' 1" (5.17m x 3.4m)

Overlooking the rear garden having a traditionally styled fire surround in situ with gas fire. Coved ceiling. Radiator.

### KITCHEN

8' 7" x 10' 4" (2.64m x 3.17m)

Fitted with a range of base and drawer units with worktops over along with wall mounted cupboards to match. Inset one and a half bowl sink with mixer tap. Space and provision for an electric cooker plus fridge freezer.

### BEDROOM 1

12' 11" x 11' 1" (3.95m x 3.39m)

With front facing window. Radiator.

### BEDROOM 2/DINING ROOM

9' 4" x 8' 6" (2.86m x 2.6m)

With staircase leading off to the first floor. Radiator.

### BATHROOM

With modern low-level suite comprising bath, low level WC and wash hand basin. Chrome heated towel radiator.

### FIRST FLOOR BEDROOM

16' 0" x 13' 5" (4.9m x 4.1m)

With sloping ceilings and built-in wardrobes.

### OUTSIDE

The property stands back from the road behind an established area of garden with a side drive providing off-street parking, potentially for multiple vehicles.

To the rear of the property is an established area of garden featuring paved patio, gravel beds and planted areas. This is all enclosed by a timber fence and also includes a large shed/summerhouse.

The garden enjoys an open view beyond.





Bathroom



First Floor Bedroom



First Floor Bedroom



**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 B.

**ENERGY PERFORMANCE CERTIFICATE**

Rating D.

**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.

**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS



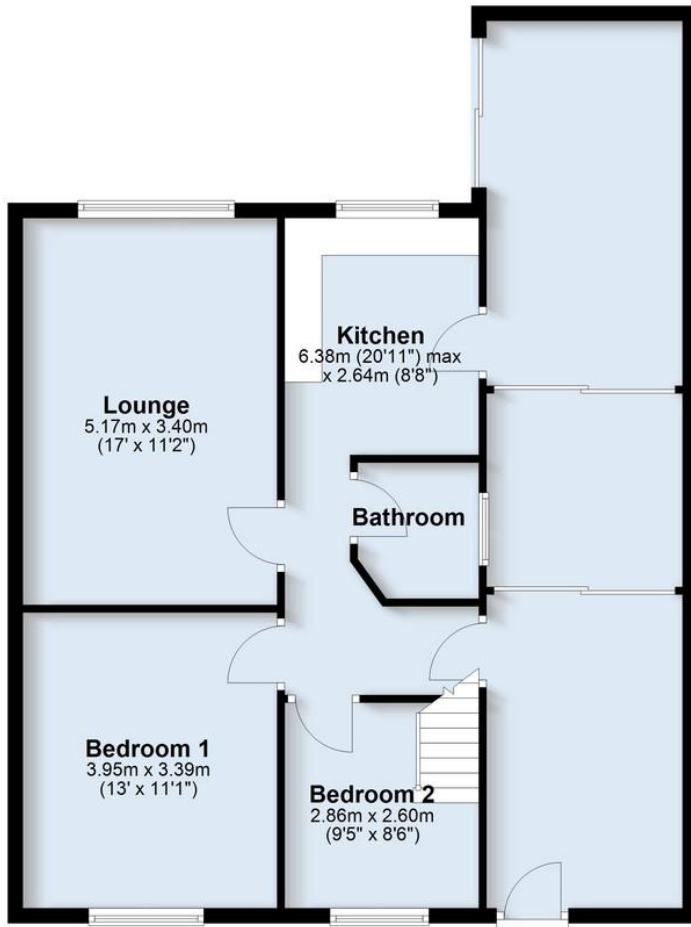


Open Views

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

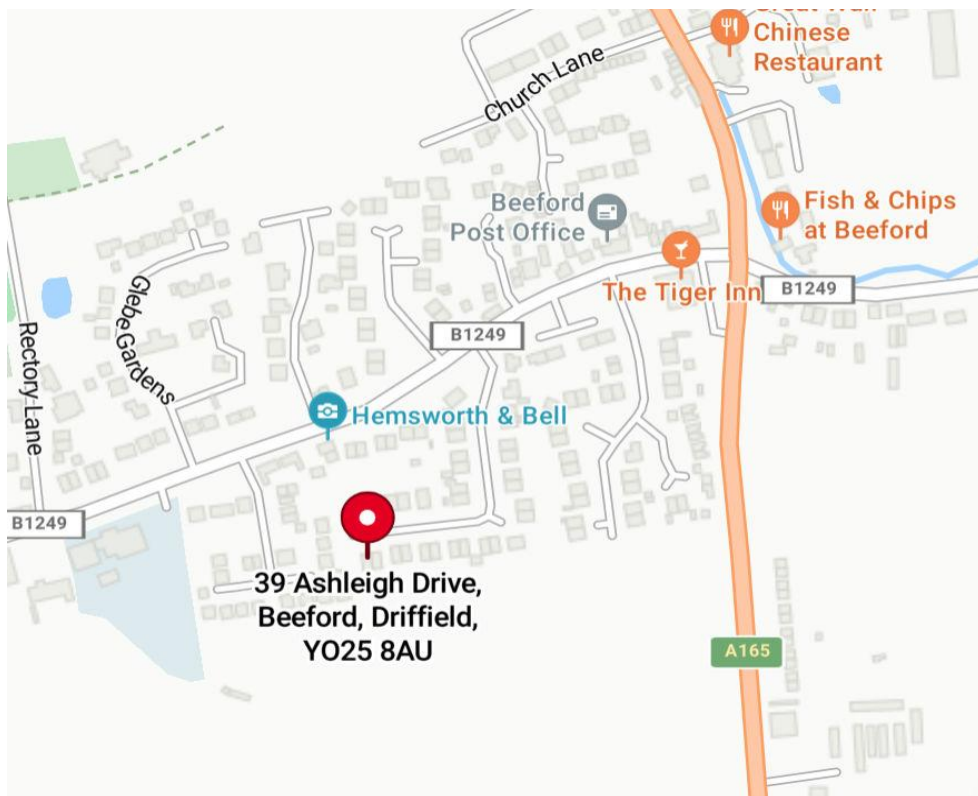
### Ground Floor

Approx. 88.6 sq. metres (953.5 sq. feet)



### First Floor

Approx. 20.1 sq. metres (216.2 sq. feet)





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 RICS

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