



29 Ashleigh Drive
Beeford
YO25 8AU

ASKING PRICE OF

£175,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Paddock View

 2
  1
  1
  Off Road Parking
  Gas Central Heating

29 Ashleigh Drive, Beeford, YO25 8AU

An established semi-detached bungalow located within a cul-de-sac development that has been **re-decorated and re-carpeted** throughout immediately prior to sale. A particular feature of the property is the open aspect to the rear with views across paddock land.

The accommodation on offer includes two bedrooms, rear facing lounge and kitchen plus bathroom with shower. There is plenty of off-street parking with a side drive which leads to a single garage and also a gravelled front forecourt.

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.



Bedroom



Bedroom



Lounge



Kitchen

Accommodation

SIDE ENTRANCE

Into:

ENTRANCE HALL

With coved ceiling. Radiator.

BEDROOM 1

13' 4" x 11' 1" (4.07m x 3.38m)

With front facing window. Coved ceiling. Radiator.

BEDROOM 2

9' 6" x 8' 8" (2.90m x 2.66m)

With front facing window and built-in storage cupboard. Coved ceiling. Radiator.

LOUNGE

16' 9" x 11' 1" (5.12m x 3.38m)

With fitted gas fire and rear facing window offering attractive views onto the garden with open aspect beyond. Coved ceiling. Radiator.

KITCHEN

10' 1" x 8' 7" (3.09m x 2.64m)

With base and wall mounted cupboards, additional drawer units and worktops. Stainless steel sink with base cupboard

beneath and space and provision for a slot-in cooker. Plumbing for automatic washing machine.

OUTSIDE

The property stands back from the road behind an expanse of front forecourt which is predominantly gravelled. There is a paved concrete drive which provides off-street parking and leads to a single garage. To the rear of the property is an enclosed area of garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 57 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.



Bathroom

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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



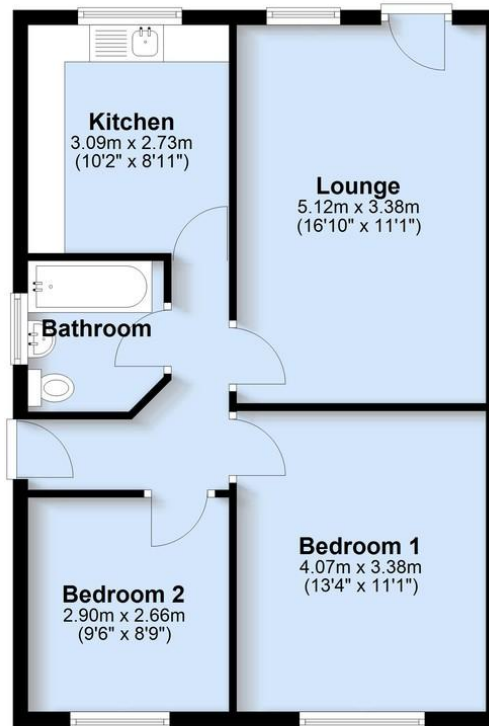
Garden



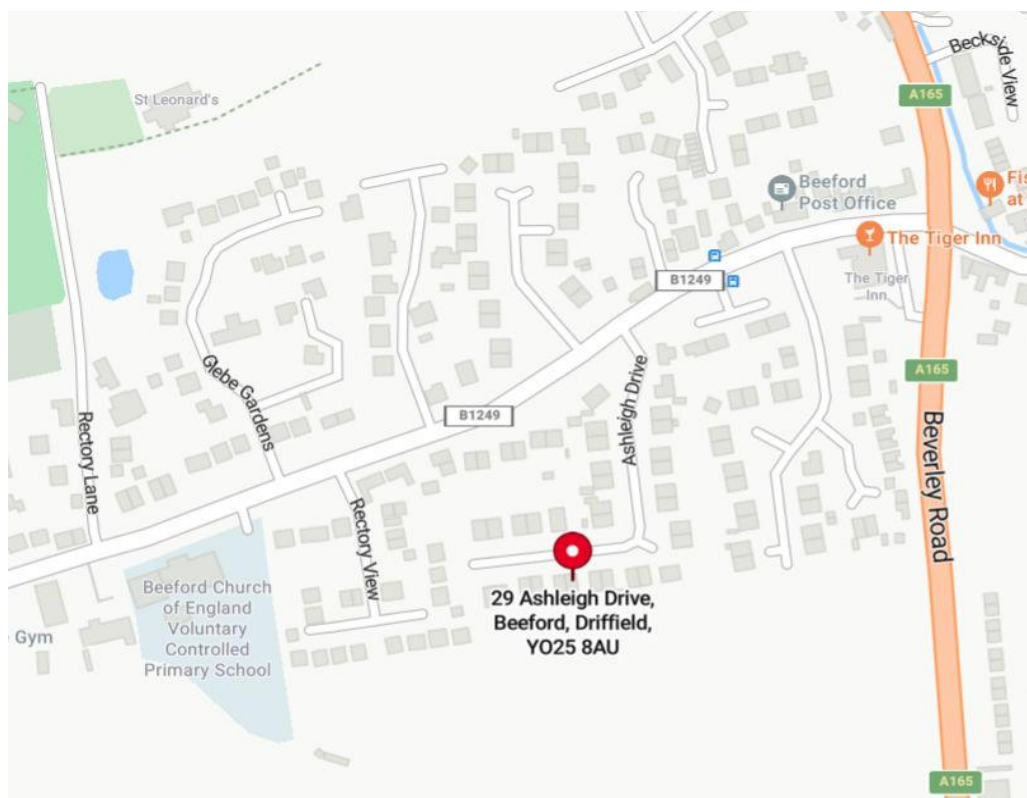
Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 57 sq m

Ground Floor



29 Ashleigh Drive, Beeford



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.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations