



65 Main Street  
Beeford  
YO25 8AY

ASKING PRICE OF

**£430,000**

4 Bedroom Detached House



Lounge

 4
  2
  2
  Garage
  Gas Central Heating

## 65 Main Street, Beeford, YO25 8AY

An immediately impressive 1920's detached residence forming part of this established village which is convenient for access to all of the surrounding areas including the coast ( Bridlington and Hornsea ) historic Market towns ( Beverley & Driffield ) and larger centres (Hull).

The house has undergone an extensive programme of renovation and improvement in recent years transforming the interior into a light and airy home with an exceptionally contemporary feel.

The versatile accommodation is laid out over two floors, gives the occupant options for a ground floor bedroom if required or alternatively, this room could be utilised as an additional ground floor reception room. The remaining accommodation includes a welcoming entrance hall, lounge with dedicated dining area and open plan breakfast style kitchen along with conservatory.

There are three double bedrooms on the first floor along with house bathroom.

Externally, the property certainly does not disappoint. With extensive parking to the front along with a single garage and further potential space for multiple vehicles. To the rear is a good-sized expanse of mature garden and the garage has been partially converted to create a useful gym/recreational area.

Overall, this is a beautiful home with character and features that are quite often missing from its modern counterparts and a viewing of this property is very unlikely to disappoint.

### 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.

### ENTRANCE HALL





Entrance Hall



Dining Area



Bedroom



Wardrobe

## Accommodation

UPVC door to hallway, window to side, stairs to the first floor, half panelled walls, laminate flooring and two radiators.

### LOUNGE WITH DINING ROOM

26' 8" x 11' 5" (8.13m x 3.5m)

Two feature picture windows overlooking the rear garden, open fire with tiled hearth and surround.

Second fireplace in the Dining Room part with wooden mantelpiece, granite hearth and cast-iron inset. Alcove shelving and cupboard.

Two radiators.

### BEDROOM 4

11' 7" x 10' 0" (3.54m x 3.07m)

Window to front, laminate flooring and radiator.

### DRESSING ROOM

Off bedroom four, window to front and laminate flooring - could be a potential en suite.

### WC

With WC and wash basin.

### OPEN PLAN KITCHEN & CONSERVATORY

24' 7" x 17' 0" (7.5m x 5.2m)

This open plan kitchen and conservatory is the heart of the home. The kitchen area features two windows one to front and one to side, The room is shaker style wall and base units with integrated appliances including dishwasher, electric double oven and separate hob, fridge freezer, and washing machine, island unit with breakfast bar and cupboard and drawers, half height panelling. Conservatory area. This has windows to two sides, double French doors to the rear and a single French door to the side with laminate flooring throughout and two radiators.

### FIRST FLOOR

#### BEDROOM 1

13' 3" x 11' 5" (4.06m x 3.5m)

Window to rear, original fireplace, built-in wardrobes, panelled wall with picture rail and radiator.

#### BEDROOM 2

13' 0" x 11' 5" (3.97m x 3.5m)

Window to rear original fire place with tiled hearth, half panelled wall, built-in cupboard and radiator.





Conservatory



Kitchen



WC



Bedroom

**BEDROOM 3**

11' 7" x 11' 7" (3.54m x 3.54m)

Window to front original fireplace, built-in cupboard, panelled wall and laminate flooring plus radiator.

**BATHROOM**

Window to front, P shaped bath with shower over, pedestal hand wash basin and low-level WC, half panelled walls and laminate floor plus radiator.

**OUTSIDE**

The property is well set back from the road behind a grassed front garden and also a block paved side drive which provides offstreet parking for multiple vehicles and also leads to a single garage with front facing door

There is an extensive area of garden to the rear that is predominantly lawned with established side borders.

EV charging point.

**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.

**ENERGY PERFORMANCE CERTIFICATE**

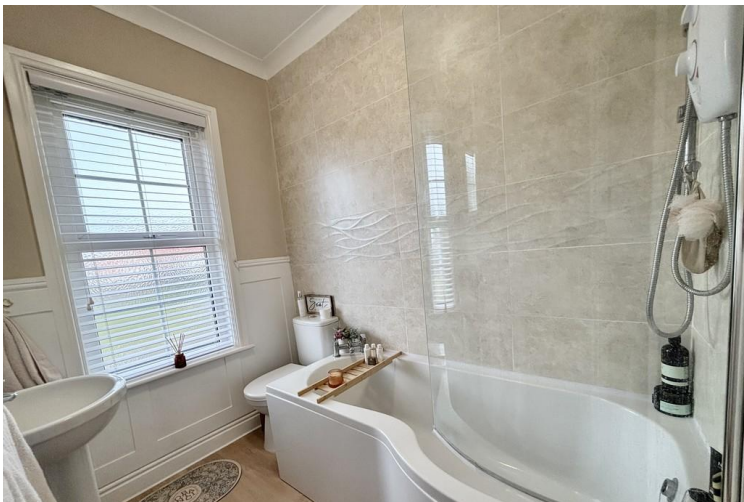
Rating

**COUNCIL TAX BAND**

Band



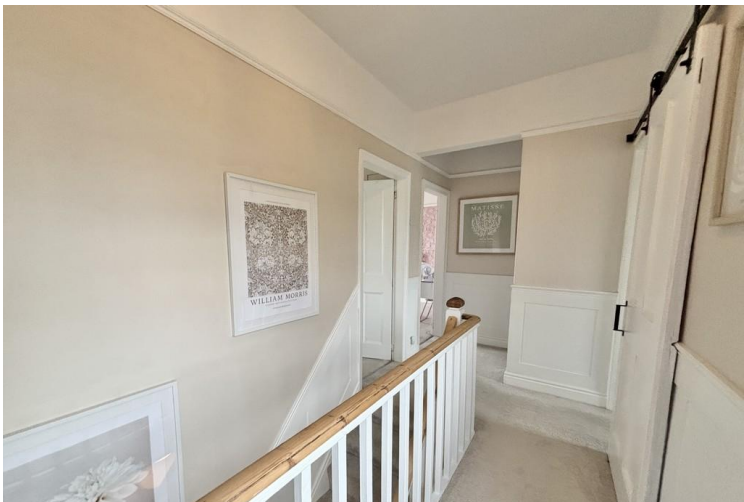
Bedroom



Bathroom



Garden



Landing

**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**

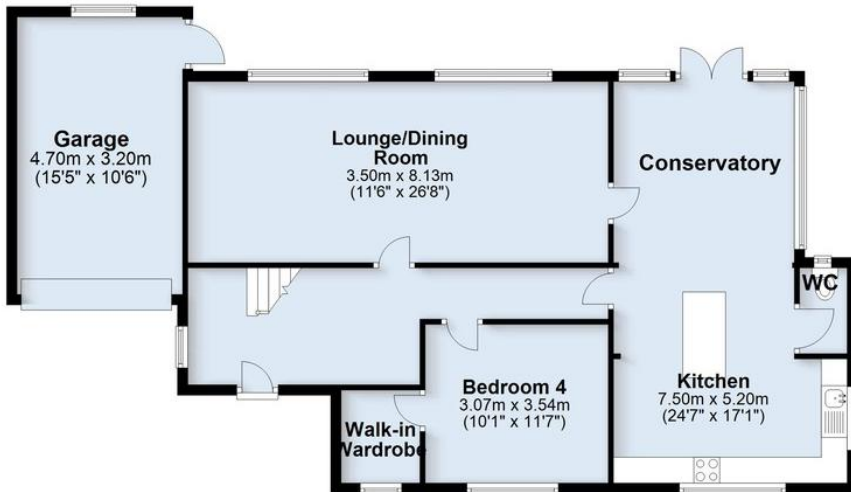
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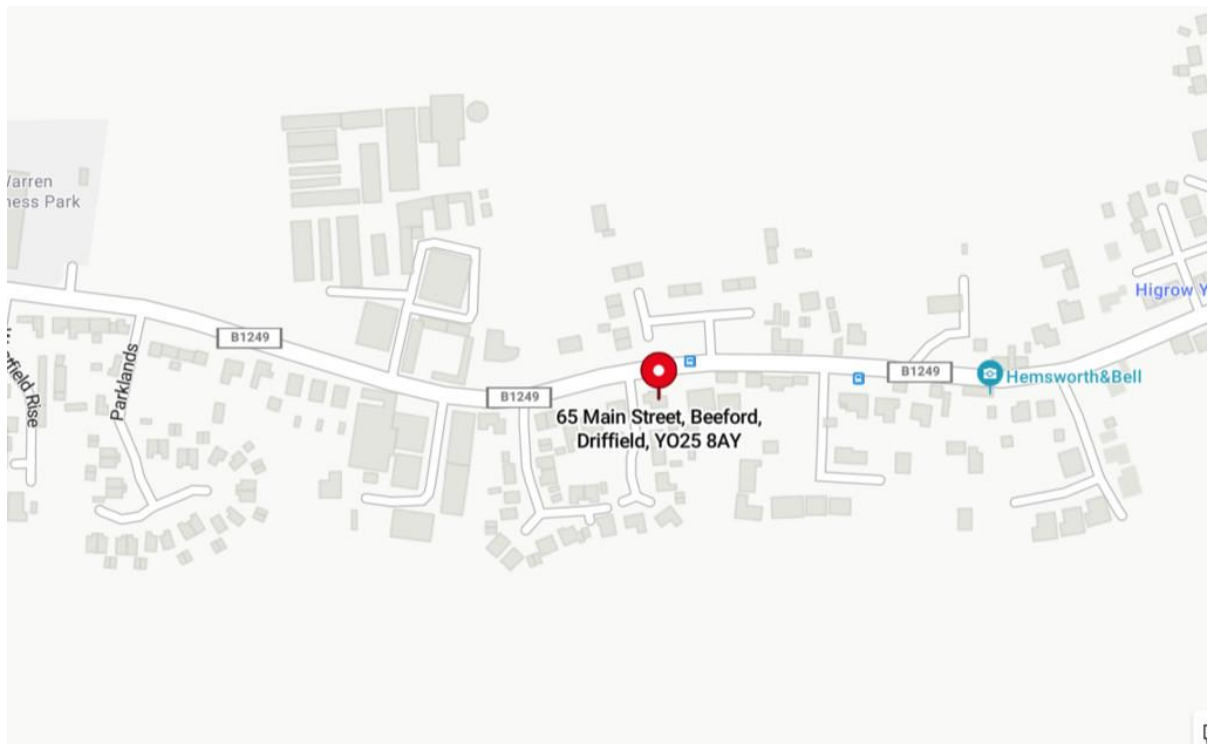
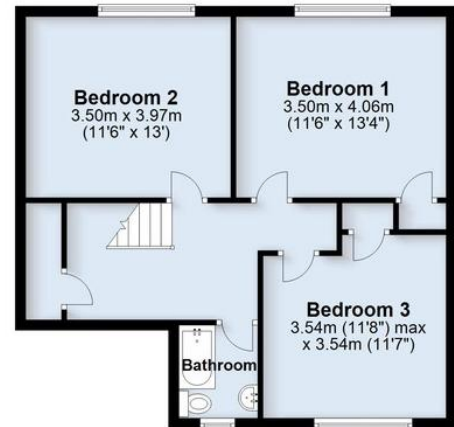


The stated EPC floor area, (which may exclude conservatories),  
is approximately

### Ground Floor



### First Floor



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