



7 Alton Park
Beeford
YO25 8BZ

ASKING PRICE OF

£175,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



Off Road
Parking



Gas Central Heating

7 Alton Park, Beeford, YO25 8BZ

Located within a popular and sought-after village, this is an established a bungalow, in need of general modernisation and upgrading, but representing excellent scope to create a truly delightful home. The accommodation includes two bedrooms as well as fitted kitchen and bathroom and spacious front facing lounge. There is side vehicle access and parking plus single garage. (Access to this by vehicle is hindered by a side porch).

The property is centrally heated and double glazed and has front and rear gardens.

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.



Kitchen



Bedroom



Bedroom



Bathroom

Accommodation

ENTRANCE HALL

LOUNGE

16' 5" x 10' 9" (5.01m x 3.3m)

With front facing window, wall light points and fitted dado rail. Covered ceiling. Radiator.

KITCHEN

13' 7" x 11' 3" (4.15m x 3.43m)

Fitted with a range of traditionally styled kitchen units finished with panel effect doors and including base and wall mounted cupboards. Integrated electric oven and sink with single drainer. Space and plumbing for automatic washing machine. Door leading to a side porch.

BEDROOM 1

12' 0" x 10' 9" (3.66m x 3.3m)

Rear facing window and covered ceiling. Radiator.

BEDROOM 2

11' 3" x 9' 1" (3.43m x 2.78m)

Rear facing window and covered ceiling. Radiator.

SHOWER ROOM

With shower style bath, low-level WC and vanity wash hand basin. Fully tiled walls. Tiled floor.

OUTSIDE

The property stands back from the road behind a front forecourt garden which is predominately gravelled. There is a side drive which provides off-street parking. To the rear of the property is a single garage plus enclosed area of garden (currently overgrown).

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.

SOLAR PV

This property benefits from a solar PV system being installed , this will generate a proportion of electricity demand for the property. Further details upon request.

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 B.

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.

WHAT'S YOURS WORTH?

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VIEWING

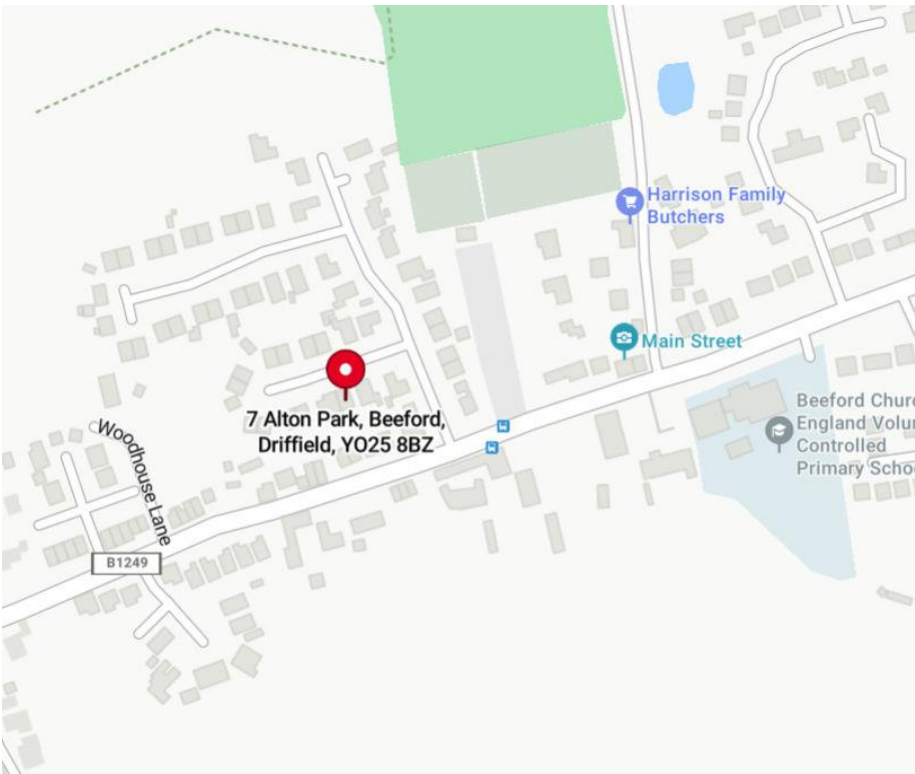
Strictly by appointment with Ulllyotts.

Regulated by RICS

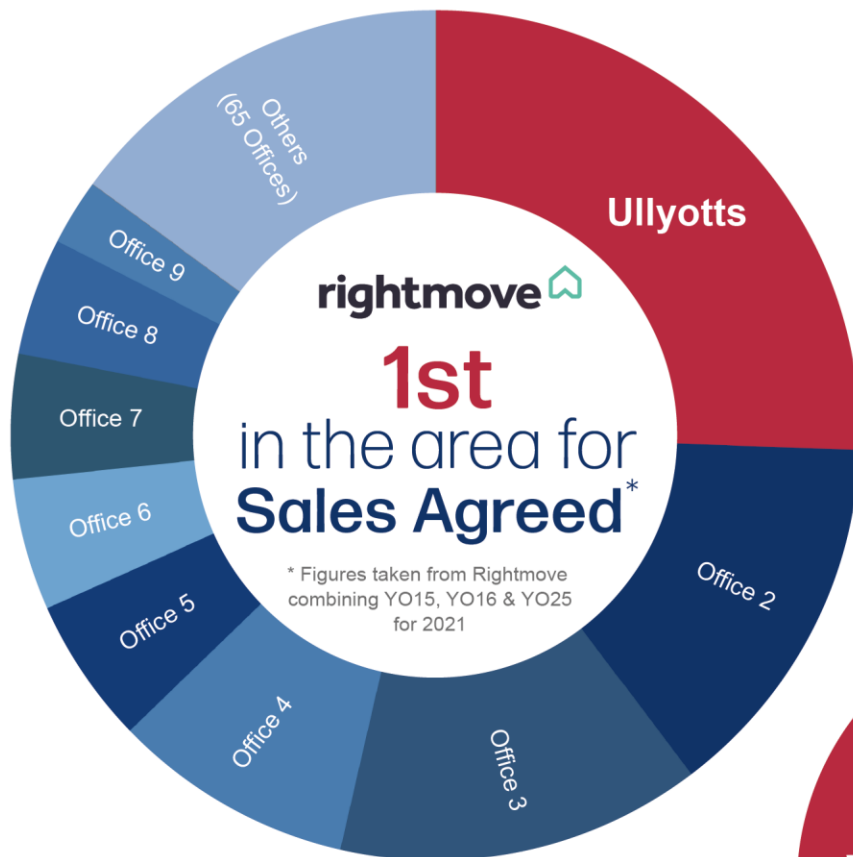
The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor






Approx. 59.9 sq. metres (645.2 sq. feet)



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