



16 Blanchard Close, Beeford, YO25 8FU

£389.950



Our House is delighted to offer to the market this beautiful 4 bedroomed house, in the popular village of Beeford. This is the perfect example of an executive detached property with versatile living space.

In brief, the property comprises: Front/Rear Garden, Lounge area, Kitchen/Dining space, 4 Bedrooms (Master & 2nd Bedroom with en-suites), Bathroom, Spacious garage with electric roller door (Partly boarded and used as office space, images to follow). There is also off street parking for 2 vehicles and a car charger for electric vehicles.

Beeford boasts a Primary School, Doctors surgery, Butchers, local shop, post office, fish and chip shop, Chinese restaurant, traditional pub and also is on a bus route

EPC- B

Council Tax- E

Tenure- Freehold

Front Garden

Parking for two vehicles, Lawned area

Entrance Hall

LVT flooring, Window to front of property, Staircase to first floor, Spindle banister, Radiator

Cloakroom WC

WC, Vanity wash hand basin, Radiator, Extractor fan, LVT flooring

Lounge

22'2" x 11'2" (6.77 x 3.41)

Square bay window to front of property, LVT flooring, Radiator

Kitchen/Diner

18'11" x 17'3" (5.79 x 5.26)

Window to side and rear of property, Fitted wall and base units, French doors to garden, Work surfaces, 1/2 bowl sink, Built in fridge freezer and dishwasher, 2 x Radiator, Breakfast bar, LVT flooring, Built in electric oven and double microwave

Utility

10'1" x 6'2" (3.09 x 1.9)

Window to rear of property, Doors to side of property, Work surfaces, Space for dryer, Composite bowl sink, Single drainer, Space for washing machine, Extractor fan, Radiator, Large storage cupboard

Office

Versatile room currently converted and used as office space.





First Floor Landing

Window to front of property, Radiator, Spindle banister, Carpets, Airing cupboard with radiator

Master Bedroom

11'7" x 15'0" (3.55 x 4.58)

Window to front of property, Built in wardrobes, Carpets, Loft access

En-Suite

8'11" x 5'1" (2.73 x 1.55)

Window to side of property, W/C, Vanity unit housing and storage, Step in shower, Heated towel rail, Extractor fan, Part tiled walls, Vinyl floor

Bedroom Two

14'1" x 11'8" (4.31 x 3.56)

Window to rear of property, Built in wardrobes, Radiator, Carpets

En-Suite

10'2" x 4'3" (3.1 x 1.32)

Window to rear, Step in shower, Vanity unit with sink, W/C, heated towel rail, Extractor fan, Part tiled, Vinyl Floor

Bedroom Three

12'9" x 10'9" (3.89 x 3.28)

Window to rear of property, Built in wardrobes, Carpets, Radiator

Bedroom Four

10'5" x 9'0" (3.19 x 2.76)

Window to front of property, Built in wardrobes, Radiator, Carpet

Bathroom

10'5" x 6'4" (3.2 x 1.94)

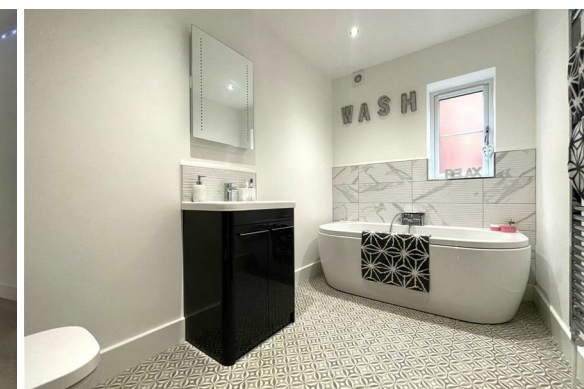
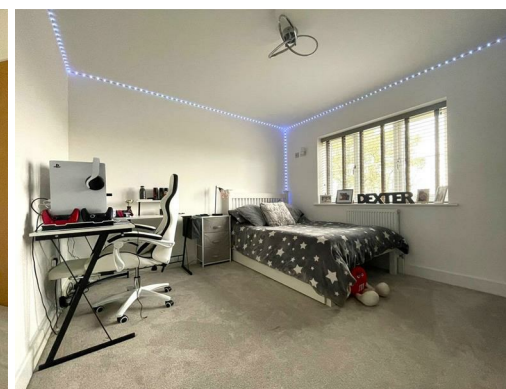
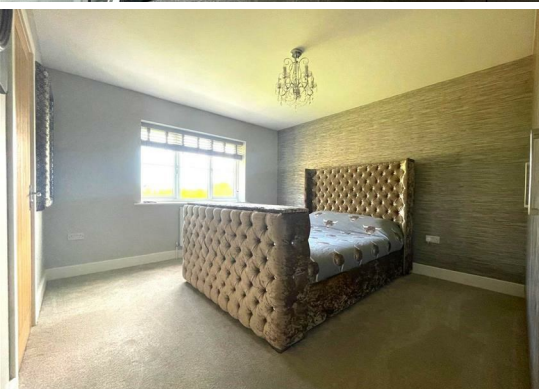
Window to side of property, W/C, Vanity wash hand basin (with storage underneath), Panelled bath, Heated towel rail, Part tiled walls, Extractor fan, Vinyl flooring

Rear Garden

Laid mainly to lawn, Paved patio area, Fenced boundaries, Open fields to rear, Gravelled area to side

Garage

Power points, Roller door, Radiator, Partly boarded out as office space(images to follow).



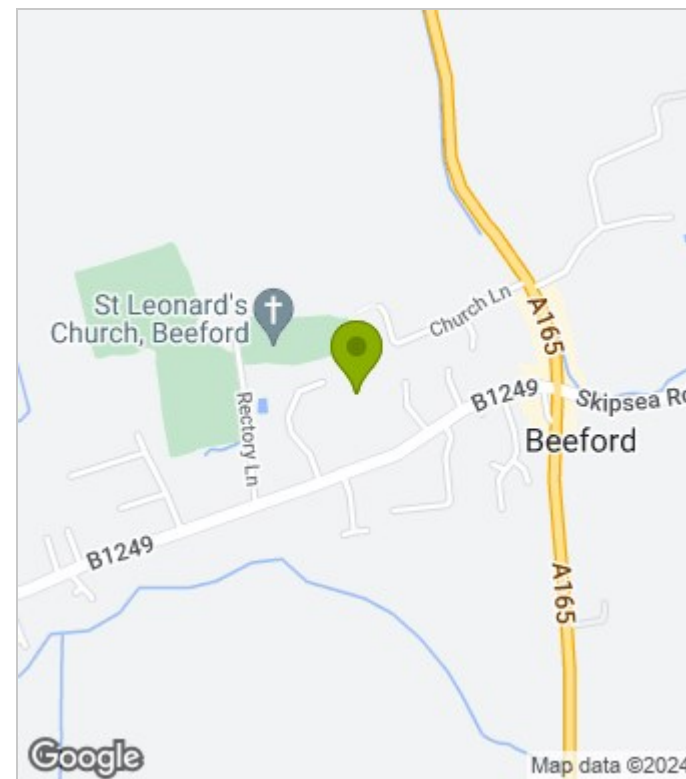
Approx Gross Internal Area
164 sq m / 1767 sq ft



First Floor
Approx 80 sq m / 860 sq ft

Ground Floor
Approx 84 sq m / 907 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk