



**The Rear of 94 Main Street
Beeford, YO25 8AZ
Guide price £295,000**


WILLOWGREEN
ESTATE AGENTS

"HIGH QUALITY FLOORING THROUGHOUT" A delightful 'One off' NEW BUILD detached bungalow. The property is under construction at present and will be finished to a high standard, under an architect's certificate.

The property briefly comprises entrance hall, kitchen/ diner, three bedrooms, one could be used as a dining room, large lounge and bathroom. A super private rear garden with has a large timber shed, securely fenced boundaries and parking.

The property benefits from gas central heating and Upvc double glazing.

Beeford is a sought after village and civil parish in the East Riding of Yorkshire, England. In close proximity to the junction of the A165 and the B1249, and approximately 10 miles north-east from Beverley and 8 miles south from Bridlington. A local pub, school, transport and amenities within the area, Beeford provides something for everyone.

EPC - SAP NEW BUILD



ENTRANCE HALL 9'10" x 6'6" (3 x 2)

With side composite door into.

KITCHEN 12'5" x 10'2" (3.8 x 3.1)

To be fitted with modern kitchen and some appliances, radiator and window to front elevation.

LOUNGE 16'4" x 12'1" (5 x 3.7)

With window to front elevation and radiator.

INNER HALL

BEDROOM 1 12'5" x 12'1" (3.8 x 3.7)

With window to rear elevation and radiator.

BEDROOM 2 10'2" x 9'10" (3.1 x 3)

With window to rear elevation and radiator.

BEDROOM 3/ DINING ROOM 12'1" x 6'10" (3.7 x 2.1)

With velux window and radiator.

BATHROOM 7'2" x 5'10" (2.2 x 1.8)

To be fitted with modern suite, window to side elevation and radiator/ heated towel ladder.

GARDEN

The is a good sized frontage which can be used for garden or parking. To the rear the garden is a substantial size, with timber garden shed and very private. Secure boundaries.

PARKING

There is an abundance of parking to the property.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services connected.

ENERGY PERFORMANCE CERTIFICATE

SAP

COUNCIL TAX BAND

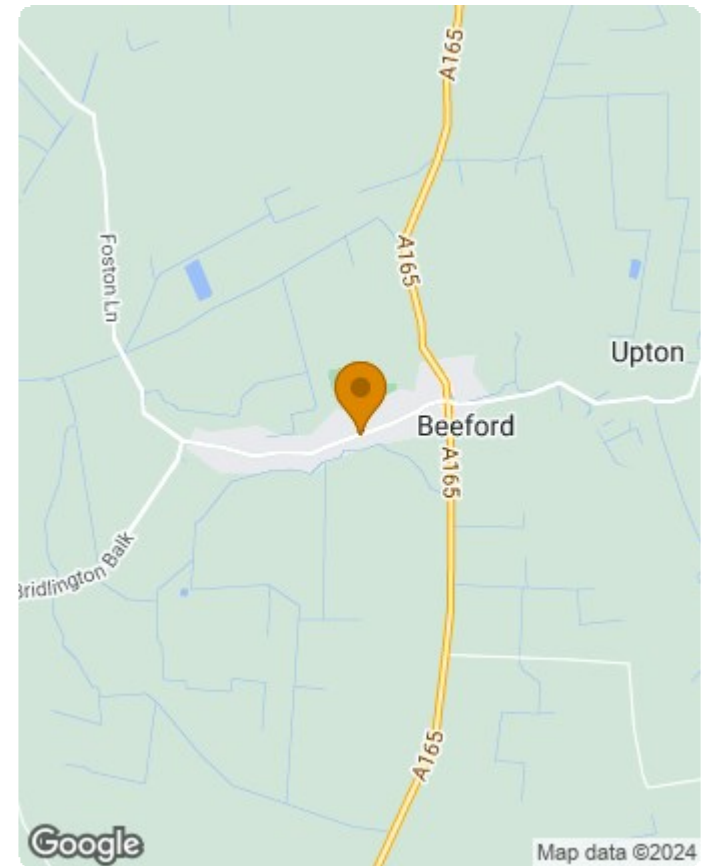
Yet to be assessed.

NOTE

This is a NEW BUILD PROPERTY, STILL UNDER CONSTRUCTION.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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