

28 Alton Park, Beeford YO25 8BZ
Offers in the region of £249,950

- Comprehensively Refurbished
- Must be Viewed
- Superb 18ft Dining Kitchen
- Car Port & 25ft Extended Garage
- Energy Rating - C
- No Chain
- Ready to Move in Condition
- Excelled Parking Provision
- Secluded Garden to the Rear

This bungalow offers ready to move into accommodation which has been comprehensively refurbished throughout, enjoying a pleasant cul-de-sac location along with plenty of parking, car port, extended garage and a particularly private garden to the rear.

MUST BE VIEWED - NO CHAIN

LOCATION

This property is located within Alton Park, a pleasant cul-de-sac development which leads off Main Street.

Beeford is a typical village community which stretches along either side of the B1249 and A165. Handy for access to the East Yorkshire coast, the village is also within comfortable commuting distance of the city of Hull (about 20 miles), the market towns of Beverley (about 14 miles) and Driffield (about 8 miles), as well as the coastal towns of Hornsea (about 8.5 miles) and Bridlington (about 10 miles). The local amenities include a village shop and post office, sporting facilities, a doctors surgery, veterinary practice, primary school and an active community centre.

ACCOMMODATION

Comprehensively refurbished the property has a modern re-fitted kitchen, shower, decoration throughout along with new flooring, a HIVE gas central heating system from a modern combi boiler via hot water radiators, UPVC double glazing, UPVC facias and soffits, a burglar alarm, CCTV and is arranged on one floor as follows:

ENTRANCE HALL

10'9" x 4'11" (3.28m x 1.50m)

With UPVC side entrance door and matching side panel, woodgrain effect laminate floor covering, dado rail, one central heating radiator and doorway to:

LOUNGE

11'3" x 16'7" (3.43m x 5.05m)

With a feature remote controlled electric cassette fire, woodgrain effect laminate floor covering and two central heating radiators. The lounge has dual aspect windows which provide for a lovely light and airy room.

REAR HALLWAY

With built in cupboards which also house the recently installed central heating boiler, access hatch leading to the roof space, wood grain effect laminate floor covering and doorways to:

DINING KITCHEN

10'5" x 18'8" (3.18m x 5.69m)

With a superb refitted fitted modern kitchen incorporating a comprehensive range of fitted base and wall units with high gloss white fronts, contrasting work surfaces with a matching breakfast bar, wine rack, an inset sink unit, full height wipe clean splashbacks, a new built in double oven and split level electric hob with cooker hood over, dishwasher, plumbing for an automatic washing machine, space for an American style fridge freezer, ceramic tile floor covering, UPVC side entrance door, one central heating radiator and a ladder radiator. The kitchen has been rewired and had a new fuse box fitted.

BEDROOM 1 (REAR)

10'10" x 12'1" (3.30m x 3.68m)

With wardrobes, matching drawer units, newly fitted carpet and one central heating radiator.

BEDROOM 2 (REAR)

10'10" x 9'2" (3.30m x 2.79m)

With double French doors opening to the rear garden, woodgrain effect laminate floor covering and one central heating radiator.

BATHROOM/W.C.

7'7" x 6'2" (2.31m x 1.88m)

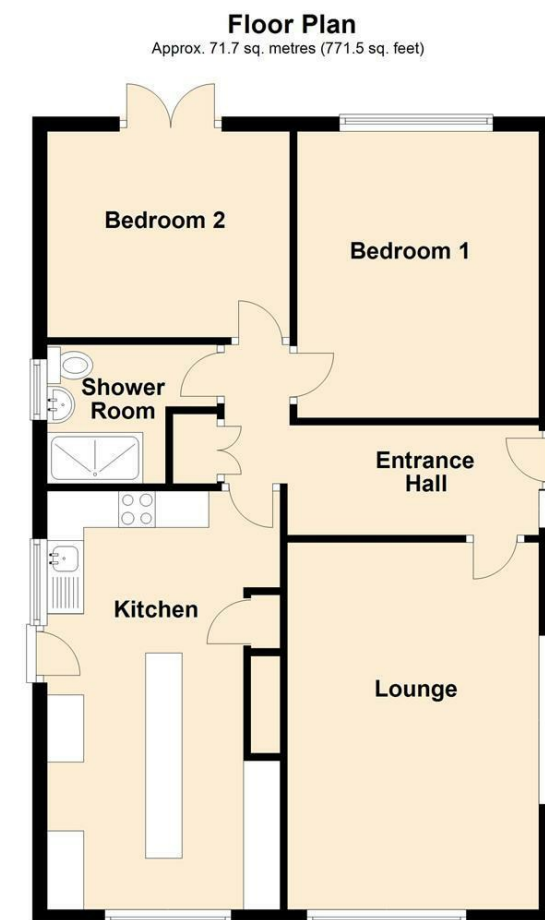
With an independent walk in shower cubicle, vanity unit housing the wash hand basin, low level W.C., wipe clean panelled walls, woodgrain effect laminate floor covering and a ladder style towel radiator.

OUTSIDE

The property fronts onto a good sized foregarden behind a walled frontage which includes a lawn, a gravelled parking area and a long block paved parking drive leads along the side of the bungalow to a car port in front of an extended garage with workshop area to the rear (8'4" x 25'2"), the garage has a new remote controlled electric roller main door, power and light laid on and side personal door.

The rear garden enjoys a great deal of privacy with a large paved patio and lawn beyond, a number of trees, a timber built shed and summer house. There is also external lighting and an outside cold water tap.

COUNCIL TAX BAND: C



Total area: approx. 71.7 sq. metres (771.5 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.