



12 Ashleigh Drive, YO25 8AU
Offers in the region of £169,950

- Spacious Dormer Bungalow
- Dining Kitchen
- Two Ground Floor Bedrooms
- Further Double Bedroom to 1st Floor
- Cul-De-Sac Location
- Close to Village Centre
- Parking Drive
- Single Garage
- West Facing Garden to Rear
- Energy Rating - D

A spacious dormer bungalow enjoying a cul-de-sac location close the centre of the village, offering a flexible layout with dining kitchen, lounge, bathroom and two bedrooms to the ground floor with a further double bedroom to the first floor. The property has a parking drive, garage and an easy to maintain garden to the rear which enjoys a great deal of seclusion along with a westerly aspect.

LOCATION

This property fronts onto Ashleigh Drive, a small cul-de-sac which leads from Main Street close to the centre of this popular village.

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

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

ENTRANCE HALL

With UPVC front entrance door, stairs leading off and one central heating radiator.

LOUNGE

16'9" x 10'9" (5.11m x 3.28m)
With an Adams style surround with marble hearth and inset and an electric fire, one central heating radiator and doorway to:

INNER HALL

With built in under stairs storage cupboard and doorways to:

DINING KITCHEN

8'1" deepening to 11'6" x 14'3" (2.46m deepening to 3.51m x 4.34m)
With base and wall units incorporating contrasting work surfaces with an inset sink unit, tiled splashbacks, built in oven and split level hob with cooker hood over, wall mounted central heating boiler, UPVC side entrance door and one central heating radiator.

BEDROOM 1 (REAR)

10'10" x 11'11" (3.30m x 3.63m)
With fitted wardrobes incorporating sliding fronts and one central heating radiator.

BEDROOM 2 or SITTING ROOM

11'5" x 8'11" (3.48m x 2.72m)
Currently used as a sitting room. With double French doors to the rear garden and one central heating radiator.

BATHROOM/W.C.

8'1" x 5'11" (2.46m x 1.80m)
With a three piece suite comprising of a panelled bath with an electric instant shower over, pedestal wash hand basin, low level W.C. and a ladder towel radiator.

FIRST FLOOR

BEDROOM 3

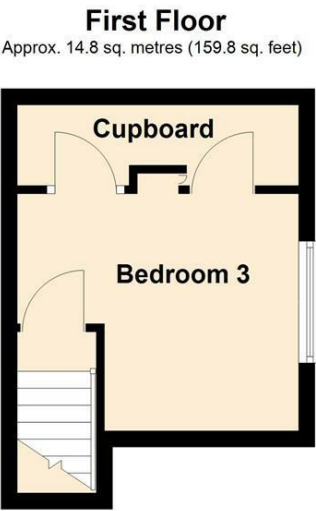
11'5" narrowing to 8'3" x 9'7" (3.48m narrowing to 2.51m x 2.92m)
With built in storage and under eaves storage cupboards.

OUTSIDE

The property fronts onto a lawned foregarden behind a dwarf walled frontage with a driveway leading to a single garage (19'7" x 8'6") with up and over main

door, personal door, power and light laid on.

To the rear is an easy to maintain garden with paved patio areas which enjoy a great deal of privacy along with a West facing aspect.



Total area: approx. 76.8 sq. metres (826.7 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.