



**18 Wharram Field, Beeford YO25 8AX**  
**Offers in the region of £219,950**



- S p a c i o u s F O U R • Flexible Layout  
bedroomed home
- Two Double Ground • Ground Floor Bathroom  
Floor Bedrooms
- Master Bedroom with • Excellent Parking  
Dressing Room & En-  
suite
- Large Gardens • No Chain
- Energy Rating - C

Set in a particularly large garden plot this semi-detached home offers spacious, flexible accommodation with two double bedrooms to the ground floor and to the first floor a master suite with dressing room and en-suite bathroom along with a further double bedroom. There is plenty of parking with a generous foregarden and an extra large garden to the rear.

**LOCATION**  
This property is located on Wharram Fields, a pleasant cul0de-sac which leads from Main Street well placed for access to most local amenities.

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:

**SIDE ENTRANCE HALL**  
Which is L shaped. With a UPVC front entrance door and matching side panel, stairs leading off and one central heating radiator.

**LOUNGE**  
10'2" x 16'11" (3.10m x 5.16m)  
With a gas fire set in a marble hearth and inset with a timber surround and one central heating radiator.

**KITCHEN**  
13'1" x 8'4" (3.99m x 2.54m)  
With fitted base and wall units incorporating work surfaces and an inset 1 1/2 bowl stainless steel sink unit, tiled splashbacks, space for a slot in cooker with cooker hood over, plumbing for an automatic washing machine, downlighting to the ceiling and one central heating radiator.

**BEDROOM 1 (REAR)**  
11'11" x 11'10" (3.63m x 3.61m)  
This room could provide a separate dining room if required and has one central heating radiator along with a pleasant outlook over the rear garden.

**BEDROOM 2 (REAR)**  
11'5" x 8'4" (3.48m x 2.54m)  
With a pleasant outlook over the rear garden and one central heating radiator.

**BATHROOM/W.C.**  
7'10" x 5'6" (2.39m x 1.68m)  
With a panelled bath incorporating a hand shower and rain shower above with shower screen, a vanity unit housing the wash hand basin and concealed cistern/W.C., part tiling to the walls and a ladder towel radiator.

**FIRST FLOOR**  
**SMALL LANDING AREA**  
And doorways to:

**MASTER BEDROOM**  
10'2" (net) x 15'11" (3.10m (net) x 4.85m)  
With fitted wardrobes along one wall incorporating full height sliding fronts, one central heating radiator and an inner hall leading off with one central heating radiator and doorways to:

**DRESSING ROOM**  
5'4" x 8'4" (1.63m x 2.54m)  
With an under eaves storage cupboard and one central heating radiator.

**EN-SUITE BATHROOM**  
9'9" x 8'3" (2.97m x 2.51m)  
A spacious bathroom with a four piece suite comprising of a panelled bath, an independent tiled shower cubicle, low level W.C., pedestal wash hand basin, ceramic tile flooring, full height tiling to the walls and one central heating radiator.

**BEDROOM 4**  
11'5" x 8'6" (3.48m x 2.59m)  
With one central heating radiator.

**OUTSIDE**  
The property sits in a particularly generous garden plot with a large lawned foregarden with well stocked borders behind a dwarf walled frontage and a tarmacadam driveway and turning area provide plenty of off-street parking and extends past the bungalow to the rear garden.

To the rear is another generous garden with paved patio a lawn and a currently overgrown vegetable garden where there is a large store/workshop with external lighting, power and light laid on, a greenhouse and a former potting shed.

**COUNCIL TAX BAND: B**



Total area: approx. 112.0 sq. metres (1205.5 sq. feet)

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