





The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



33a Main Street, Beeford YO25 8AY
Offers in the region of £259,950

- S p a c i o u s F o u r • No Chain
Bedroomed Home
- Dining Kitchen • Conservatory
- E a s y t o M a i n t a i n • Well Secluded to Rear
Gardens
- Southerly Aspect to • Energy Rating - C
Main Gardens

Offered for sale with no chain involved this particularly spacious four bedroomed detached home is well presented throughout and enjoys a pleasant Southerly aspect to the rear, enjoying a great deal of seclusion and a conservatory extension.

LOCATION
This property fronts onto Main Street in the well served village of Beeford.

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
7'5" x 10'5" (2.26m x 3.18m)
With stairs leading off incorporating a storage cupboard under, UPVC front entrance door and matching side panel, personal door to the garage and one central heating radiator.

CLOAKS/W.C.
3'9" x 6'3" (1.14m x 1.91m)
With low level W.C., pedestal wash hand basin with tiled splashback and one central heating radiator.

LOUNGE
12'2" x 17'3" (3.71m x 5.26m)
With double French doors leading to the conservatory, a brick fire surround and stone hearth and one central heating radiator.

CONSERVATORY
9'2" x 9'6" (2.79m x 2.90m)
With ceramic tile floor covering and double French doors to the rear garden and one central heating radiator.

DINING KITCHEN
8'4" x 18'3" (2.54m x 5.56m)
With fitted base and wall units incorporating contrasting work surfaces and an inset 1 1/2 bowl stainless steel sink unit, built in oven and split level gas hob with cooker hood over, integrated dishwasher, one central heating radiator and UPVC side entrance door.

FIRST FLOOR
With an access hatch leading to the roof space and doorways to:

MASTER BEDROOM
13'2" x 9'5" (4.01m x 2.87m)
With a comprehensive range of fitted wardrobes incorporating drawers and matching bedside tables with display shelves above, dressing table, one central heating radiator, pleasant views to the rear to fields beyond and doorway to:

EN-SUITE SHOWER ROOM
With a shower cubicle with mermaid boarding to the walls, pedestal wash hand basin, low level W.C., part tiling to the remaining walls and one central heating radiator.

BEDROOM 2 (FRONT)
10'9" x 11'8" (3.28m x 3.56m)
With one central heating radiator.

BEDROOM 3 (REAR)
9' x 13'2" (2.74m x 4.01m)
With a pleasant outlook towards open fields and one central heating radiator.

BEDROOM 4
6'9" x 12'5" overall (2.06m x 3.78m overall)
With a useful cupboard over the stars which incorporates a central heating radiator and one central heating radiator to the bedroom.

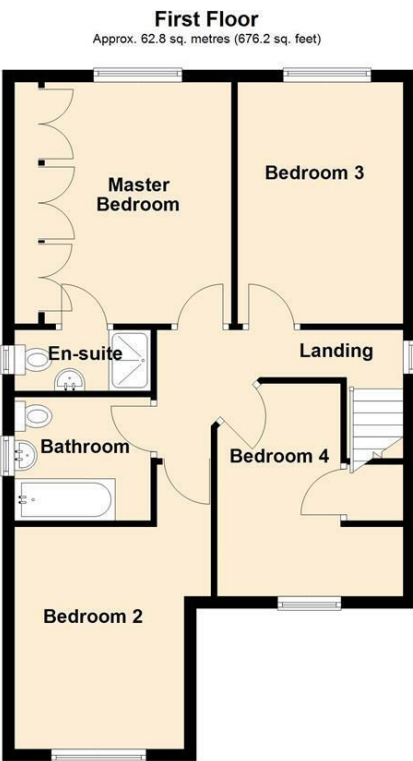
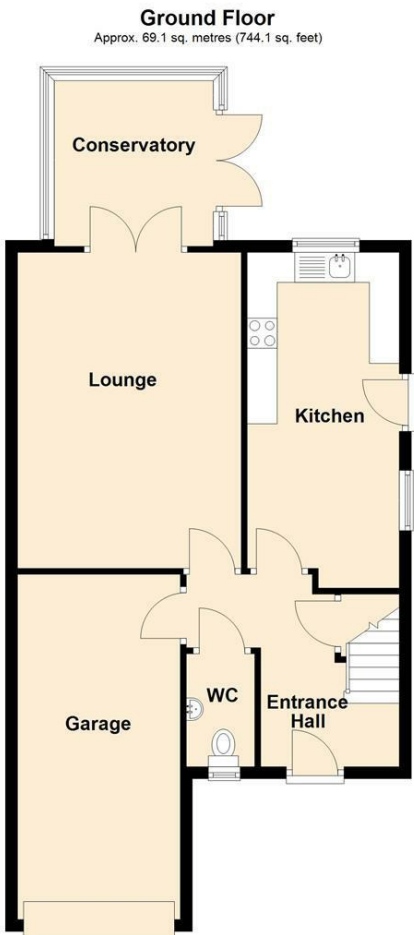
BATHROOM/W.C.
7'4" x 6'7" (2.24m x 2.01m)
With a panelled bath, vanity unit housing the wash hand basin, low level W.C., part tiling to the walls and one central heating radiator.

OUTSIDE
The property fronts onto double width parking drive which leads to an integral garage with up and over main door, personal door to the hallway, power and light laid on.

To the rear is an easy to maintain garden with a paved patio and a gravelled garden beyond with mature borders enjoying a Southerly aspect and a great deal of privacy. There is also external lighting and a cold water tap.

COUNCIL TAX BAND
The council tax band for this property is band D.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is selling chain involved with the sale of this property and vacant possession will be given upon completion at a date to be agreed.



Total area: approx. 131.9 sq. metres (1420.3 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.