



Wharram Field Beeford, YO25 8AX

*****PERFECT PROPERTY FOR PUTTING YOUR OWN STAMP ON***** Situated in a quiet cul-de-sac, this good sized bungalow offers a peaceful and private living environment. The gardens at the front and rear of the property provide a lovely outdoor space to enjoy the fresh air.

Whether you are looking for a tranquil retreat or a cosy home to settle down in, this property offers a perfect blend of comfort and convenience. Don't miss the opportunity to make this charming bungalow your own slice of paradise in the heart of Beeford. The village has a real community spirit enhanced by the village community hall and reading rooms. There are several clubs, a play park, butchers, bakery, village shop with a post office, church and a Doctors surgery.

EPC Rating - C, Council Tax Band - B, Tenure - Freehold.

£195,000

Entrance Porch

A double glazed entrance porch with door surrounded by windows to the front and side.

Entrance Hall 11'4" x 11'5" (3.47 x 3.49)

An L-shaped hall with a door and window to the side, staircase with ironwork bannister leading to the first floor. Two built in cupboards create ample space.

Lounge Diner 29'0" x 11'11" (8.86 x 3.64)

The main feature of the room is the brick inset fireplace with a wooden mantle and quarry tiled hearth housing a gas fire. It benefits from coved ceiling plus wall lights. A window to the front of the bungalow creates a light airy room. Sliding patio doors to the rear provide access to the rear garden.

Kitchen 8'3" x 11'4" (2.54 x 3.47)

Picture window overlooking the rear garden, a range of fitted wall and base units with a sink unit and drainer plus a mixer tap. Ample work surfaces with an eye level electric oven as well as an electric hob with an extractor hood over. Space for an undercounter fridge and washing machine plus breakfast bar. Door to conservatory.

Master Bedroom 11'5" x 8'5" (3.48 x 2.58)

A ground floor master bedroom with fitted wardrobes, wooden floorboards with a radiator and a window to the front.

Adapted Bathroom 7'10" x 5'6" (2.40 x 1.70)

A practical wet room with a shower curtain and half glass door. The pedestal wash hand basin and low level W.C are a delicate whisper grey colour. It benefits from an extractor fan plus a radiator complimented by vinyl flooring

First Floor Landing

- Quiet village location
- Three bedrooms
- Parking and garage

Bedroom 2 15'10" x 12'0" (4.83 x 3.67)

A spacious bedroom on the first floor featuring fitted wardrobes. The ceiling has coving. Radiator and a window overlooking the front of the property.

Bedroom 3 11'5" x 8'7" (3.50 x 2.63)

An ample sized room with a hatch to access the loft space. It has a window to the rear as well as a radiator.

Conservatory 8'0" x 5'2" (2.46 x 1.58)

Door to rear and windows to front side and rear.

Front Garden

A low maintenance front garden with a fenced boundary and planted borders. Mainly gravelled with a driveway leading to the single garage.

Garage

A sectional garage with a GRP roof .

Rear Garden

Mainly laid to lawn boasting an ornamental pond surrounded by fenced boundaries and mature shrubs. The garden shed plus greenhouse compliment the garden enhanced with shrubs, tree and flower borders.

Disclaimer

Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Dormer bungalow
- Wet room
- Corner plot
- In need of some modernisation
- Large lounge diner
- Must be seen





Floor Plan



Total area: approx. 98.8 sq. metres (1063.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	71	84

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		