



**Main Street
Beeford
YO25 8AY**

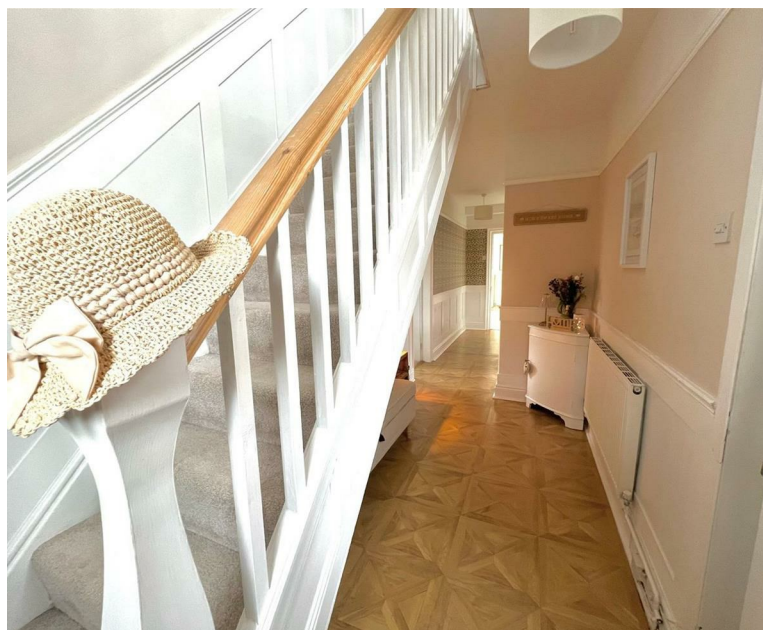
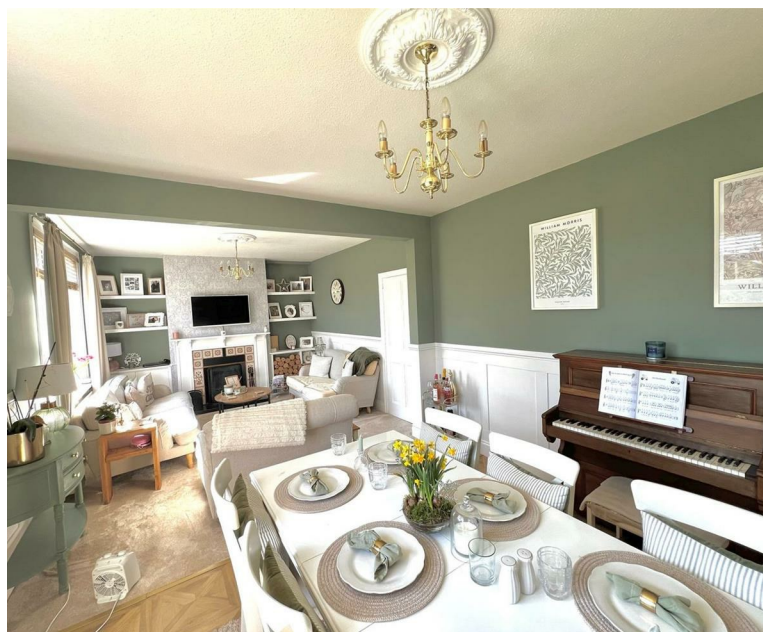
£450,000

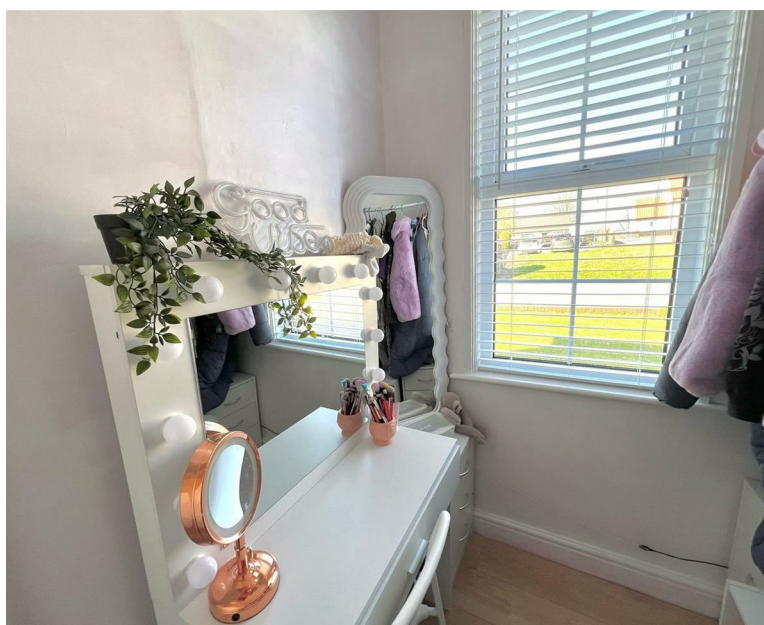


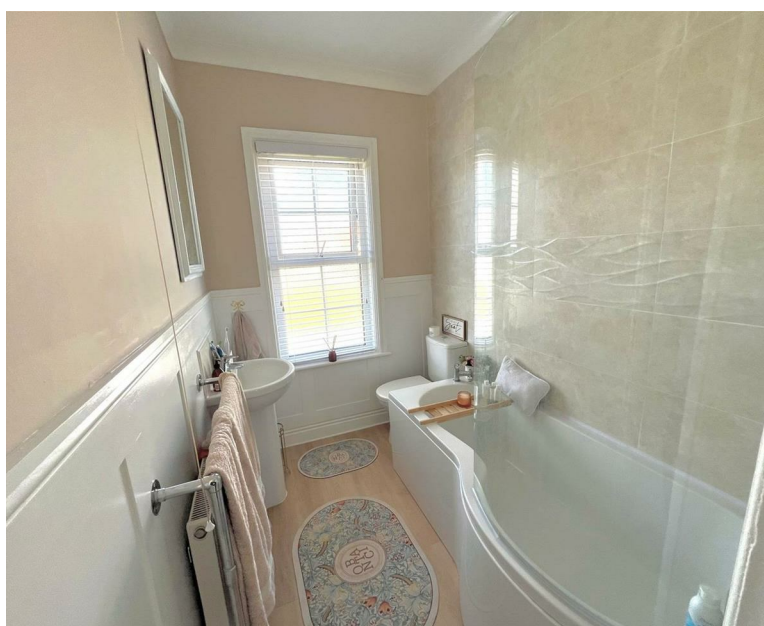
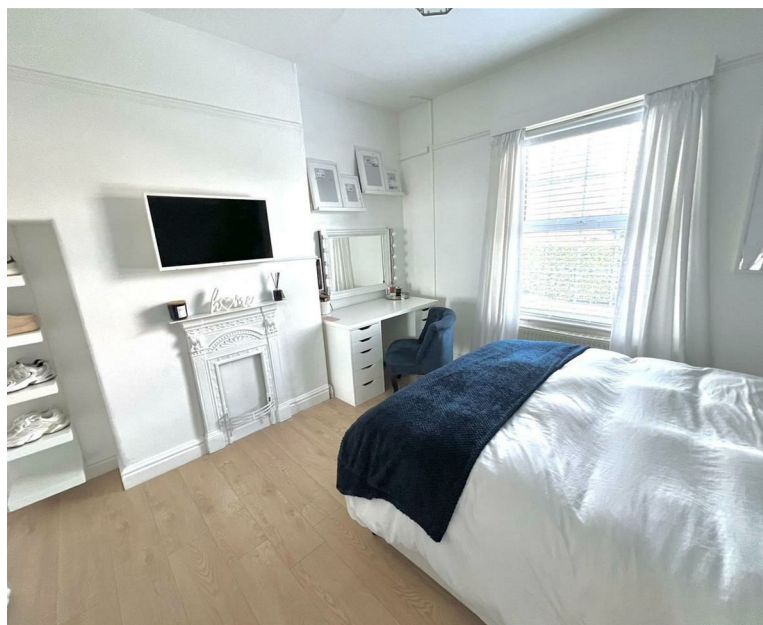
Located on Main Street, this home benefits from being in a popular village setting, where community spirit thrives. Residents can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This stunning detached house, built in the 1920s, offers a perfect blend of character and modern living. With its stylish presentation, this property is sure to captivate those seeking a delightful family home. Upon entering, you are welcomed into a spacious reception room, with cosy open fire ideal for both relaxation and entertaining. The layout provides ample space for family gatherings or quiet evenings in. The four well-proportioned bedrooms offer comfortable accommodation, ensuring that everyone has their own private retreat. The property boasts a bathroom, providing convenience for busy mornings and ensuring that family life runs smoothly. The beautifully maintained interiors reflect a thoughtful design, combining period features with contemporary touches, making it a truly inviting space. This delightful home is not just a property; it is a lifestyle choice, perfect for families or anyone looking to enjoy the charm of village living. Do not miss the opportunity to make this beautiful house your new home. EPC Rating - E, Council Tax Band - D, Tenure - Freehold.



- Beautiful 1920's built detached property
- Large lounge dining room
- Double garage
- Spacious and airy
- Gorgeous kitchen conservatory combination
- South facing garden
- Ample accommodation over two floors
- Four double bedrooms
- MUST BE SEEN







**Entrance Hall 8.05 x 1.79
(26'4" x 5'10")**

UPVC door to hallway, window to side, stairs to the first floor, half panelled walls, laminate flooring and two radiators.

**Lounge Diner 8.03 x 3.51
(26'4" x 11'6")**

Two picture windows overlooking the rear garden, open fire with tiled hearth and surround. Second fireplace opposite with wooden mantelpiece, granite hearth and cast-iron inset. Alcove shelving and cupboard, half carpet, half laminate flooring and two radiators.

**Combination Kitchen
Conservatory 7.47 x 4.16
(24'6" x 13'7")**

This open plan kitchen and conservatory is the heart of the home. In the kitchen area there are two windows one to front and one to side, shaker style wall and base units with integrated appliances including dishwasher, electric double oven and separate hob, fridge freezer, and washing machine, island unit with breakfast bar and cupboard and drawers, half height panelling. Conservatory area. This has windows to two sides, double French doors to the rear and a single French door to the side with laminate flooring throughout and two radiators.

WC

Off the kitchen is a separate room with window to the rear, low level wc and wash hand basin. Half height panelling and combi boiler.

**First Floor Landing 4.55
x 1.81 (14'11" x 5'11")**

Window to front and built-in cupboard. Doors to three bedrooms and bathroom.

**Bedroom One 3.93 x 3.52
(12'10" x 11'6")**

Window to rear, original fireplace, built-in wardrobes, panelled wall with picture rail and radiator.

**Bedroom 2 3.68 x 3.52
(12'0" x 11'6")**

Window to rear original fire place with tiled hearth, half panelled wall, built-in cupboard and radiator.

**Bedroom 3 3.69 x 3.56
(12'1" x 11'8")**

Window to front original fireplace, built-in cupboard, panelled wall and laminate flooring plus radiator.

**Bathroom 2.31 x 1.70
(7'6" x 5'6")**

Window to front, P shaped bath with shower over, pedestal hand wash basin and low-level WC, half panelled walls and laminate floor plus radiator.

**Bedroom Four 3.68 x
3.09 (12'0" x 10'1")**

Ground floor, window to front, laminate flooring and radiator.

Dressing Room

Off bedroom four, window to front and laminate flooring - could be a potential en suite.

Front Garden

Lawned area, large driveway with ample parking leading to the double garage.

Garage

Double garage with up and over door, power and light laid on. EV charging point.

Rear Garden

Attractive south facing rear garden mainly laid to lawn with fenced boundaries, mature shrubs and hot tub area.

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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		

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		

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