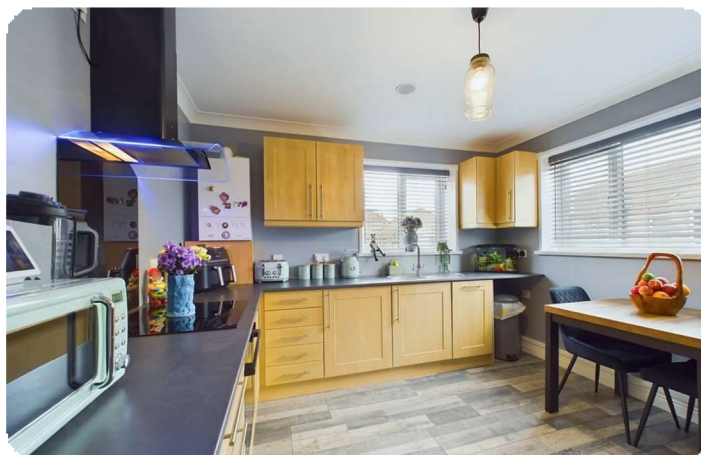




## The Hideaway, 11 Old Forge Way, Beeford, Driffield, YO25 8GA

Price Guide £279,950

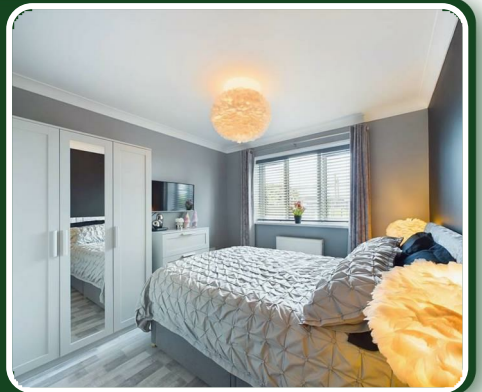




# The Hideaway, 11 Old Forge Way

Beeford Drifffield, YO25 8GA

## Price Guide £279,950



A two bedroom detached bungalow which has been tastefully modernised by the current owners over recent years. To the rear of the property it boasts a superb open view across the countryside. The property sits in a 'tucked away' private position in the popular village of Beeford.

The village has local amenities such as general store, post office, doctors surgery, veterinary surgery, church, primary school, playing fields, fish & chip shop, Chinese restaurant and a public house. The location offers direct road access to coastal locations and a good commuting route for Bridlington and Beverley

The property comprises: modern kitchen/diner, utility, lounge, two double bedrooms, one en-suite and modern bathroom. Exterior: private driveway with ample parking and rear south facing garden with open views. Upvc double glazing and gas central heating.

### Entrance

Upvc double glazed door into a spacious inner hall, laminate flooring and central heating radiator.

### Lounge:

12'7" x 11'4" (3.86m x 3.47m)

A rear facing room, electric fire in a modern surround, laminate flooring, central heating radiator and upvc double glazed french doors with open views of the countryside leading into the garden.

### Kitchen/diner:

11'1" x 11'1" (3.40m x 3.38m)

Fitted with a range of modern base and wall units, inset stainless steel sink unit, electric oven, induction hob with extractor over. Intergrated dishwasher, gas combi boiler (fitted 2022), laminate flooring, built in audio system, two upvc double glazed windows and central heating radiator.

### Bedroom:

10'2" x 9'10" (3.11m x 3.00m)

A rear facing double room, upvc double glazed window and central heating radiator.

### En-suite:

6'4" x 3'1" (1.94m x 0.94m)

Wc, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

### Bedroom/TV room

11'1" x 8'11" (3.39m x 2.72m)

A front facing double room, upvc double glazed window and central heating radiator.

### Utility room

7'11" x 7'9" (2.42m x 2.37m)

A side facing utility room, sink/drain, integrated fridge, two double wall cupboards, plumbing for washing machine, laminate flooring, upvc double glazed window and central heating radiator.

### Bathroom:

6'5" x 6'3" (1.97m x 1.93m)

Comprises a modern suite of large walk in shower with glass screen, plumbed in monsoon shower over, wc and wash hand basin. Full wall tiled, floor tiled, illuminated mirror with blue tooth audio, built in storage cupboard, extractor, stainless steel ladder radiator, under floor heating and central heating radiator.

### Exterior:

To the front of the property is a open plan garden area with slate. To the side of the property is a private block paved driveway with ample parking and gated access to the rear garden.

### Garden:

To the rear of the property is a private fenced south facing garden with lawn, large patio area and stunning views of the open countryside. To the side of the property is a large shed/workshop.

### Notes:

Council tax band: C

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.





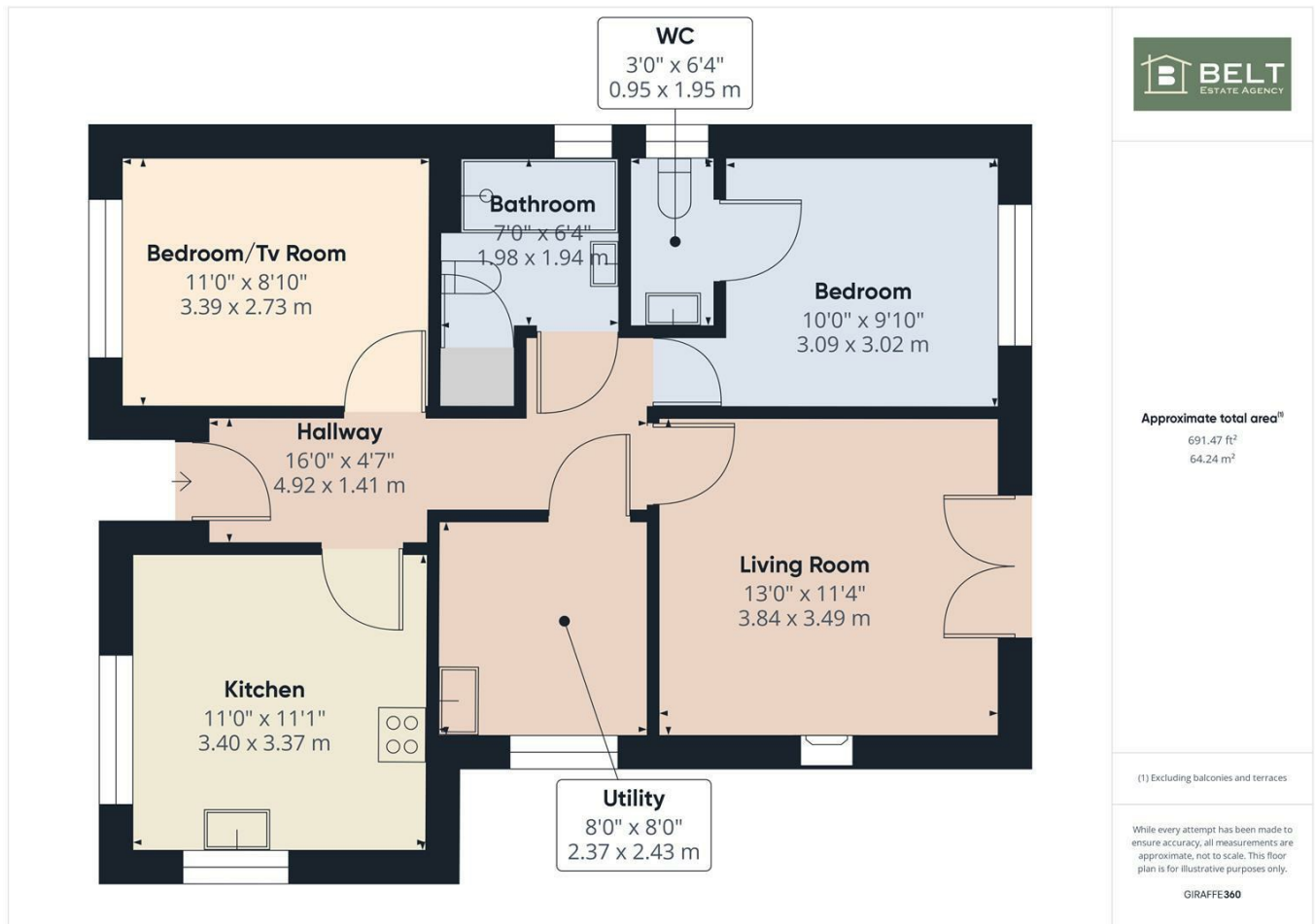
Road Map

Hybrid Map

Terrain Map



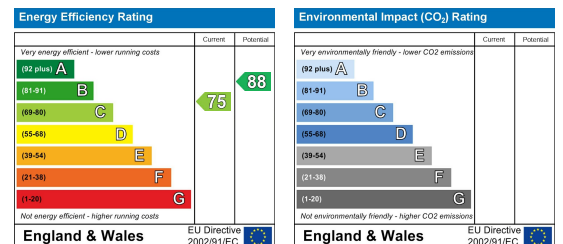
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.



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