



6 Skipsea Road, Beeford, YO25 8AL

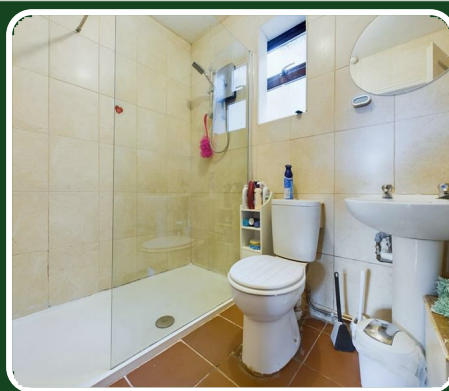
Offers Over £350,000



6 Skipsea Road

Beeford, YO25 8AL

Offers Over £350,000



Welcome to Skipsea Road in Beeford, a three-bedroom detached house presents a rare opportunity for prospective buyers. Set within approximately a half of an acre having been cherished by the same family since 1987, this property is now reluctantly offered for sale.

The grounds have previously been registered as a small holding, making it ideal for those with a passion for rural living. The property includes a workshop, garage, and six stables, along with a feed room and tack room, catering perfectly to equestrian enthusiasts or those seeking additional storage options.

The paddock offers further potential for outdoor activities, whether it be for keeping animals or simply enjoying the serene countryside views. This property is not just a house; it is a lifestyle choice.

Situated in the scenic village of Beeford, boasting a variety of local amenities including a general store, post office, doctor's surgery, church, primary school, playing fields, fish & chip shop, Chinese restaurant, and a public house. The location offers direct road access to coastal destinations and a convenient commuting route for Bridlington and Beverley.

This property, with its unique blend of residential comfort and potential for smallholding activities, is a rare find in the market. Whether you are looking to create a family home or a countryside retreat, this house on Skipsea Road is a must-see.

Entrance:

Upvc double doors into outer porch. Door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

15'6" x 12'4" (4.74m x 3.77m)

A front facing room, open fire with stone surround, upvc double glazed bay window and central heating radiator.

Kitchen:

23'2" x 8'4" (7.08m x 2.55m)

Fitted with a range of base and wall units, stainless steel sink unit,

part wall tiled, floor tiled, plumbing for washing machine and dishwasher. Gas combi boiler, two upvc double glazed windows and central heating radiator.

Boot room:

14'5" x 8'0" (4.41m x 2.46m)

Sliding doors onto the garden.

Inner hall:

Upvc double glazed stained glass window, tiled floor.

Dining room:

15'5" x 12'5" (4.71m x 3.81m)

A front facing room, open fire with stone surround, upvc double glazed bay window and two central heating radiators.

Shower room:

8'0" x 4'11" (2.45m x 1.51m)

Comprises shower cubicle with electric shower, wc and hand wash basin. Full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window.

Bedroom:

13'0" x 12'5" (3.98m x 3.80m)

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

Bedroom:

12'11" x 12'5" (3.94m x 3.80m)

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

Bedroom:

14'9" x 8'8" (4.50m x 2.65m)

A side facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

Bathroom:

14'6" x 8'8" (4.43m x 2.65m)

Comprises bath, wc, hand wash basin, part wall tiled, built in storage cupboards, upvc double glazed window and central heating radiator.

Exterior:

The property sits on an extensive plot approx half of an acre. Gated access to ample parking with room for a caravan or motorhome.

Garden area with lawn.

Workshop and garage.

Paddock.

Six stables.

Feed room.

Tack room.

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



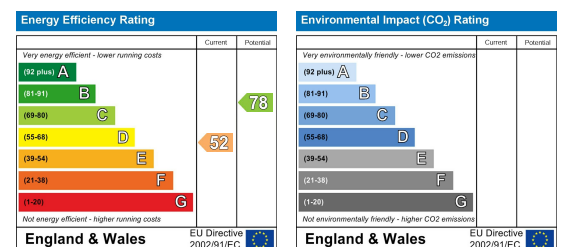
Floor Plan



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.



www.beltsestateagents.co.uk

