

Skipsea Road, Beeford, DRIFFIELD, YO25 8AL



welcome to

Skipsea Road, Beeford, DRIFFIELD

A unique and adaptable 6-bedroom character country property in a village setting, with a self-contained annex option, beautiful south-facing gardens, outbuildings including a superb workshop, and charming interior features throughout.



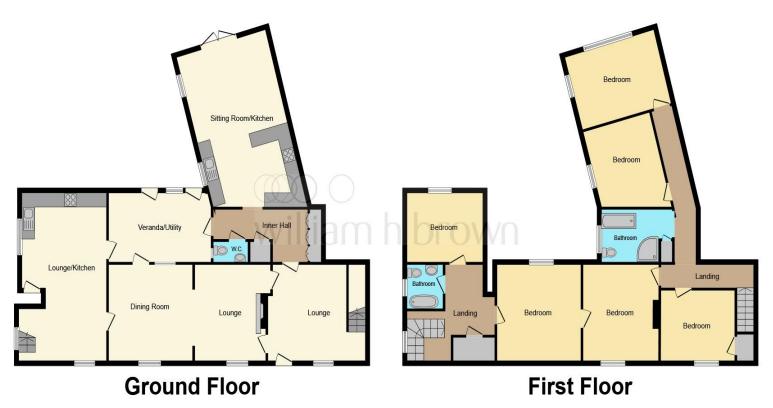












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Utility/Veranda

16' 6" x 9' 2" (5.03m x 2.79m)

Sitting Room/Kitchen

23' 3" x 14' 8" (7.09m x 4.47m)

Lounge

24' 8" x 12' 1" (7.52m x 3.68m)

Dining Room

13' 4" inc stairs x 13' (4.06m inc stairs x 3.96m)

Inner Hall

Cloakroom/WC

Landing

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Bedroom Two

14' 5" x 10' 8" (4.39m x 3.25m)

Bedroom Three

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom Four

11' x 9' 9" (3.35m x 2.97m)

Bathroom

Potential Separate Annex

Lounge/Kitchen

23' 4" x 13' 2" (7.11m x 4.01m)

Bedroom Five

13' 6" x 10' 3" restricted head height (4.11m x 3.12m restricted head height)

Bedroom Six

11' 3" restricted head height x 9' 3" (3.43m restricted head height x 2.82m)

Bathroom Two

Outside

south facing garden offering a lovely outside space with extensive paved patio to a mainly lawned garden. There are established borders and hedging to the boundaries. Set within the garden is a summerhouse/garden room (11'5 x 11'3) which overlooks the raised feature ornamental pond. There is also a timber store shed (6'5 x 6'3) and a timber greenhouse (7'6 x 5'8) which has a further potting shed beyond.

Garage

18' 7" x 12' 1" (5.66m x 3.68m)

The gravelled driveway leads to a timber garage with access doors to the front elevation plus further vehicular access into the substantial workshop/store.

Workshop

31' 5" x 15' 8" (9.58m x 4.78m)

With light and power provided and windows to the rear elevation. In the agent's opinion the workshop offers a rare opportunity for a tradesperson to have secure storage on site. Alternatively it is ideal for an excellent area for anyone requiring space for hobby activities.

Welcome to

Skipsea Road, Beeford, DRIFFIELD

- Individual character home with flexible layout and annex potential
- South-facing private garden with feature ornamental pond
- Range of outbuildings including garage, summerhouse, and high-quality workshop
- Spacious accommodation: lounge with feature fireplace, dining room, and sitting/kitchen with French doors
- Ideal for self-employed tradesperson-secure storage and work areas
- Tenure: Freehold EPC Rating: C Council Tax Band: C

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488

offers in the region of

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107152



Property Ref: BEV107152 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01482 880488



william h brown

Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.