Floor Plans

Ground Floor

- WC — 5'11" x 2'10" / 1.81 x 0.88 m
- Office — 7'0" x 8'1" / 2.15 x 2.48 m
- Utility Room — 5'3" x 6'10" / 1.62 x 2.10 m
- Play Room — 9'6" x 10'1" / 2.92 x 3.09 m
- Hallway — 12'3" x 3'1" / 3.74 x 0.95 m
- Hallway — 5'11" x 23'0" / 1.83 x 7.02 m
- Living Room — 11'4" x 18'9" / 3.47 x 5.72 m
- Kitchen/Dining Area — 17'8" x 18'0" / 5.39 x 5.49 m

Approximate total area 863 ft² / 80.2 m²

Floor 1

- En-Suite — 6'11" x 7'1" / 2.12 x 2.18 m
- Bedroom Two — 13'5" x 11'3" / 4.09 x 3.43 m
- Bedroom Four — 7'4" x 10'9" / 2.25 x 3.29 m
- Landing — 9'7" x 12'2" / 2.93 x 3.71 m
- Bedroom One — 12'8" x 12'1" / 3.87 x 3.70 m
- Bedroom Three — 10'0" x 10'9" / 3.06 x 3.28 m
- En-Suite — 7'5" x 6'4" / 2.27 x 1.94 m
- Bathroom — 7'8" x 4'6" / 2.35 x 1.38 m

Approximate total area 767 ft² / 71.1 m²

Asking Price £330,000

73b Main Street, Beeford, YO25 8AY

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.

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Dee Atkinson & Harrison

73b Main Street,
Beeford, YO25 8AY

DESCRIPTION
An outstanding property at a very competitive price! 73b Main Street is a well-presented four bedroom, three bathroom detached family home located in the popular village of Beeford. Stepping inside reveals just how much space this property has to offer compared to other detached properties as it exceeds over 1700 square foot of modern accommodation and benefits from three reception rooms, providing flexible living and entertaining space. The home is finished to a neautral, contempoary style which allows any potential buyer to move in with minimal work required. Externally, this home enjoys a private, South facing rear garden which is peaceful and ideal for family use. If you are looking for a property which doesn't compromise on space, this would be perfect!

The property briefly comprises:- entrance hall, lounge, play room, office, WC, utility room, open plan kitchen/dining area, first floor landing, two bedrooms both with en-suites and an additional two good size bedrooms, family bathoom, rear garden, detached garage and off street parking.

LOCATION
Situated within the village of Beeford with local amenities such as general store, post office, doctors surgery, Church, primary school, playing fields, fish & chip shop, Chinese restaurant and a public house. Further amenities within the neighbouring towns of both Bridlington and Driffield and is also easily commutable to Beverley and Hull.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL
Door to the front aspect, door to the side aspect leading to the driveway, coving, panelled walls, stairs leading to the first floor landing, understairs cupboard, LVT flooring, radiator and power points.

LOUNGE- 11'4 (3.47m) x 18'9 (5.72m)
Spacious yet cosy living area with window to the front and side aspect, coving, inset spotlights, media wall, fitted carpets, anthracite vertical radiator, TV point and power points.

DAY ROOM- 9'6 (2.92m) x 10'1 (3.09m)
Versatile ground floor reception room currently used as a play room but could also fit a day bed with window to the front aspect, coving, picture rail, fitted carpets, radiator and power points.

OFFICE- 7'0 (2.15m) x 8'1 (2.48m)
Window to the side aspect, coving, panelled wall, LVT flooring, radiator and power points.

WC- 5'11 (1.81m) x 2'10 (0.88m)
Opaque window to the side aspect, tiled splash back, sink with pedestal, low flush WC, LVT laminated flooring, radiator and extractor fan.

UTILITY ROOM- 5'3 (1.62m) x 6'10 (2.10m)
Window to the rear aspect, wall mounted gas boiler, tiled splash back, a range of base units, sink with drainer unit, plumbing for washing machine, space for dryer, LVT flooring, radiator and power points.

OPEN PLAN KITCHEN/DINING AREA- 17'8 (5.39m) x 18'0 (5.49m)
Modern open plan 'L' shape kitchen/dining room which has recently been upgraded to create a fantastic family or entertaining space with two sets of French doors to the rear leading out to the garden, window to the side aspect, coving, inset spotlights, splash back, a range of wall and base shaker style units, one and a half sink with drainer unit, space for American style fridge/freezer, built in wine rack, integrated dishwasher, oven, electric hob, extractor hood, LVT flooring, radiator and power points.

FIRST FLOOR LANDING- 9'7 (2.93m) x 12'2 (3.71m)
Window to the side aspect, panelled walls, built in airing cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft which is boarded out.

BEDROOM ONE- 12'8 (3.87m) x 12'1 (3.70m)
Primary bedroom with window to the front aspect, panelled wall, fitted carpets, radiator and power points.

EN-SUITE- 7'5 (2.27m) x 6'4 (1.94m)
Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, wall mounted storage cabinet, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 13'5 (4.09m) x 11'3 (3.43m)
Another double bedroom with windows to the front asepct, fitted carpets, radiator and power points.

EN-SUITE- 6'11 (2.12m) x 7'1 (2.18m)
Opaque window to the side aspect, isnet spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, radiator, extractor fan and shaving point.

BEDROOM THREE- 10'0 (3.06m) x 10'9 (3.28m)
Generously sized with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 7'4 (2.25m) x 10'9 (3.29m)
A fourth sizeable bedroom window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 7'8 (2.35m) x 4'6 (1.38m)
Opaque window to the side aspect, isnet spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, free standing bath with mixer tap and shower attachment, tiled flooring, heated towel rail, extractor fan and shaving point.

GARDEN
South facing garden which is laid with lawn, patio seating area to the rear aspect, planted shrubs and trees and timber fencing with side gated access. There is also external power points to both the front and rear garden.

DETACHED SINGLE GARAGE
Up and over door, power and lighting.

PARKING
In addition to the garage there is sufficient off street parking for three cars and EV charging point.