



73B Main Street
Beeford
YO25 8AY

ASKING PRICE OF

£325,000

4 Bedroom Detached House



Garden



4



3



3



Garage & Off
Road Parking



Gas Central Heating

73B Main Street, Beeford, YO25 8AY

**A property which can really be summed up in one simple word
... that word is SPACE!**

With accommodation that totals in excess of 1600 sq ft, this is a true family orientated house allowing the owners to spread out into one of the four main reception areas on the ground floor. The main lounge offers a formal living space and this gives way to a spacious Day Room with fitted Kitchen. This room opens up onto the rear garden allowing an opportunity for indoor/outdoor entertainment and the ground floor accommodation is wrapped up with a dedicated play room plus office.

The first floor features a master bedroom with en-suite plus guest bedroom, again with an en-suite. There are two further bedrooms plus house bathroom.

The property is set back from the road behind a shallow forecourt and a side drive leads to a single garage. To the rear of the property is an area of garden.

BEEFORD

Beeford village is located between Bridlington and Beverley on the A165 and boasts a thriving village community life. A local primary school, Public houses/ eateries, local church, veterinary surgery, doctors practice combine to form a strong village community. Properties in Beeford are often represented by both our Bridlington and Driffield offices.



Lounge



Kitchen



Kitchen/Day Room



Office

Accommodation

FRONT ENTRANCE

Into:

ENTRANCE HALL

12' 2" x 3' 1" (3.72m x 0.95m)

With staircase leading off to the first floor. Decorative ceiling coving and wall panels. Built-in understairs cupboard and vinyl flooring. Radiator.

LOUNGE

18' 9" x 11' 3" (5.72m x 3.45m)

A formal main reception with windows to the front and side. Ceiling coving. Inset spotlights. Built-in media wall and contemporary column radiator.

PLAYROOM/DOWNSTAIRS BEDROOM

10' 1" x 9' 7" (3.08m x 2.93m)

With a front facing window, this gives huge versatility but is a superb ground floor playroom, which is its current usage but could also be used as a downstairs bedroom. Coving and picture rail. Radiator.

OFFICE

8' 1" x 7' 1" (2.48m x 2.16m)

With side window and covered ceiling. Panelled wall and vinyl flooring. Radiator.

CLOAKROOM/WC

5' 10" x 2' 10" (1.79m x 0.87m)

With pedestal wash hand basin, low level WC and extractor fan. Vinyl flooring. Radiator.

KITCHEN/DAY ROOM

17' 10" x 17' 7" (5.45m x 5.36m)

A huge modern open plan 'L' shaped space, partially being fitted with a range of kitchen units and partially been more of a living space. The kitchen units include base and wall mounted cupboards along with worktops finished with Shaker style doors. Inset one and a half bowl sink with single drainer and built-in appliances including electric oven and hob with extractor, dish washer, space and provision for an American-style fridge/freezer, built-in wine rack and vinyl flooring. Radiator.

Two French doors leading out on to the garden.

UTILITY ROOM

6' 9" x 5' 2" (2.07m x 1.59m)

With rear facing window and wall mounted gas boiler. Inset sink with single drainer and space and plumbing for automatic washing machine. Vinyl flooring. Radiator.



Play Room



Master Bedroom



En-Suite



Guest Bedroom

FIRST FLOOR LANDING

12' 0" x 9' 5" (3.67m x 2.88m)

With side window and partially panelled walls. Built-in airing cupboard housing hot water cylinder. Access to boarded loft. Radiator.

MASTER BEDROOM

12' 6" x 12' 0" (3.82m x 3.68m)

With front facing window and part-panelled walls. Radiator.

EN-SUITE

7' 3" x 6' 3" (2.23m x 1.92m)

With three piece suite comprising low level WC, pedestal wash hand basin and shower enclosure. Wall mounted storage cabinet and vinyl flooring. Inset spotlights, extractor fan and partially tiled walls. Radiator.

GUEST BEDROOM

13' 5" x 11' 2" (4.09m x 3.41m)

Another double bedroom with front facing windows to the front. Radiator.

EN-SUITE

7' 1" x 6' 10" (2.16m x 2.10m)

With partially tiled walls and three piece suite comprising low

level WC, pedestal wash hand basin and shower enclosure. Extractor fan. Radiator.

BEDROOM 3

10' 8" x 9' 11" (3.27m x 3.04m)

With rear facing window. Radiator.

BEDROOM 4

10' 8" x 7' 3" (3.26m x 2.23m)

With rear facing window. Radiator.

BATHROOM

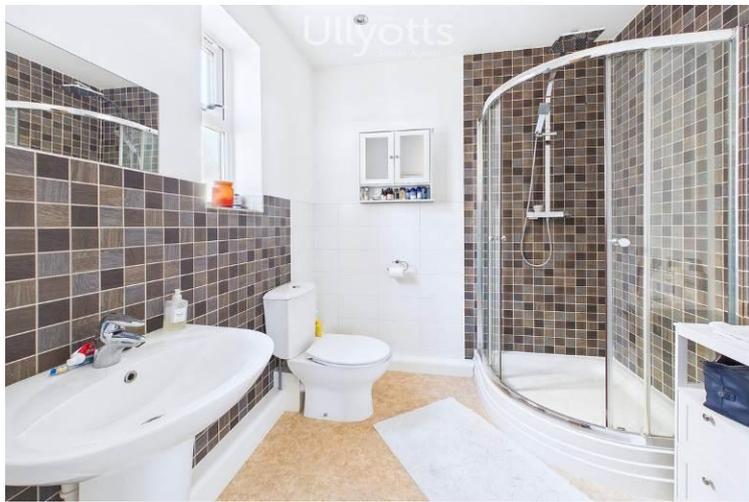
7' 7" x 6' 9" (2.32m x 2.08m)

With window to the side and inset spotlights, partially tiled walls and three piece suite comprising low level WC and vanity wash hand basin. Bath with shower over and side screen. Extractor fan. Ceramic tiled flooring and heated towel radiator.

OUTSIDE

The property stands back from the road behind a shallow front forecourt with hedged front boundary. There is a side drive which leads to a detached single garage with up and over door. Power and lighting.

The gardens to the property have a south facing aspect. These are laid to lawn with a patio/seating area adjacent to the house.



En-Suite



Bathroom



Bedroom 3



Bedroom 4

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being



Garage and Garden

extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

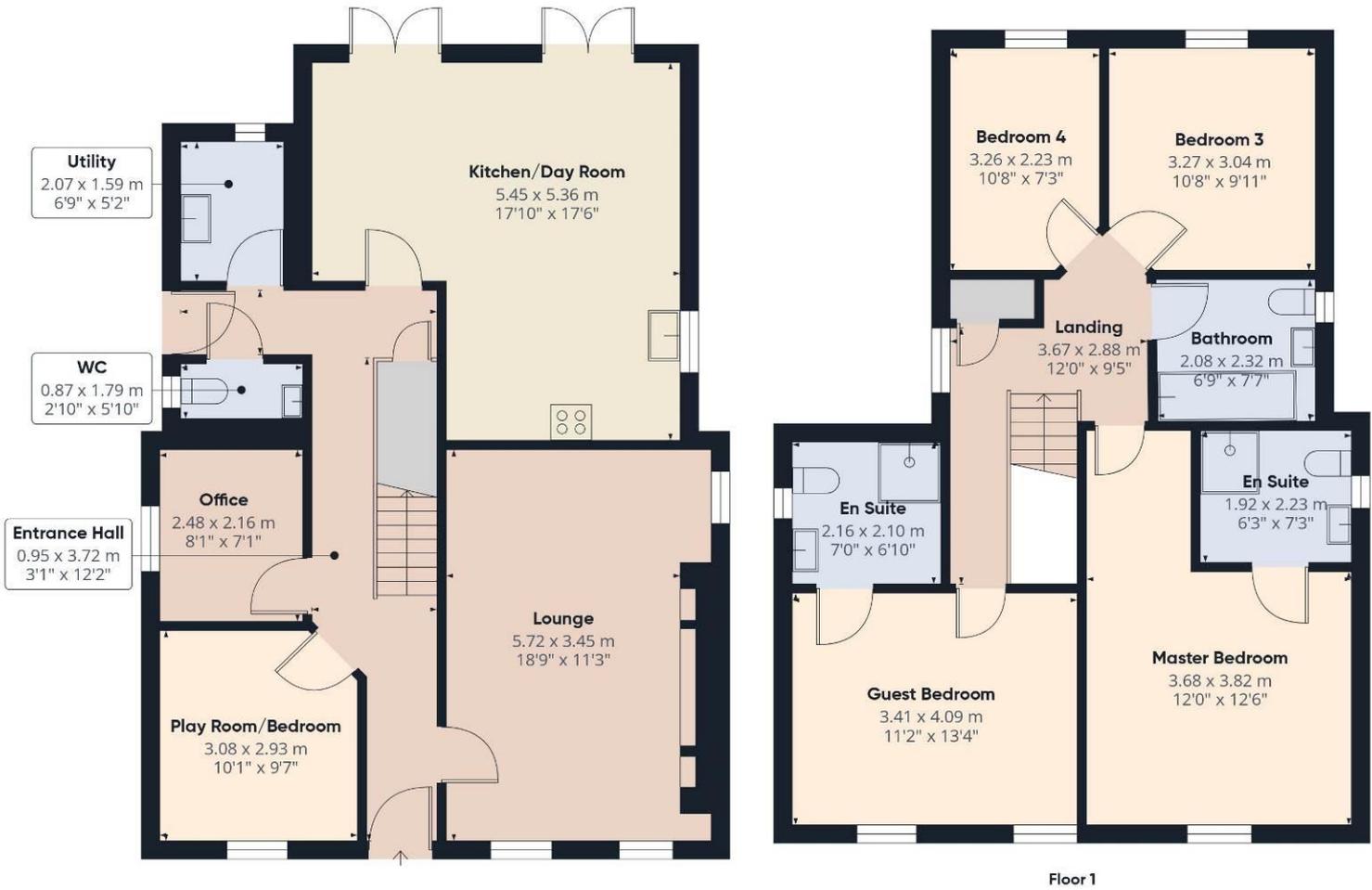
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

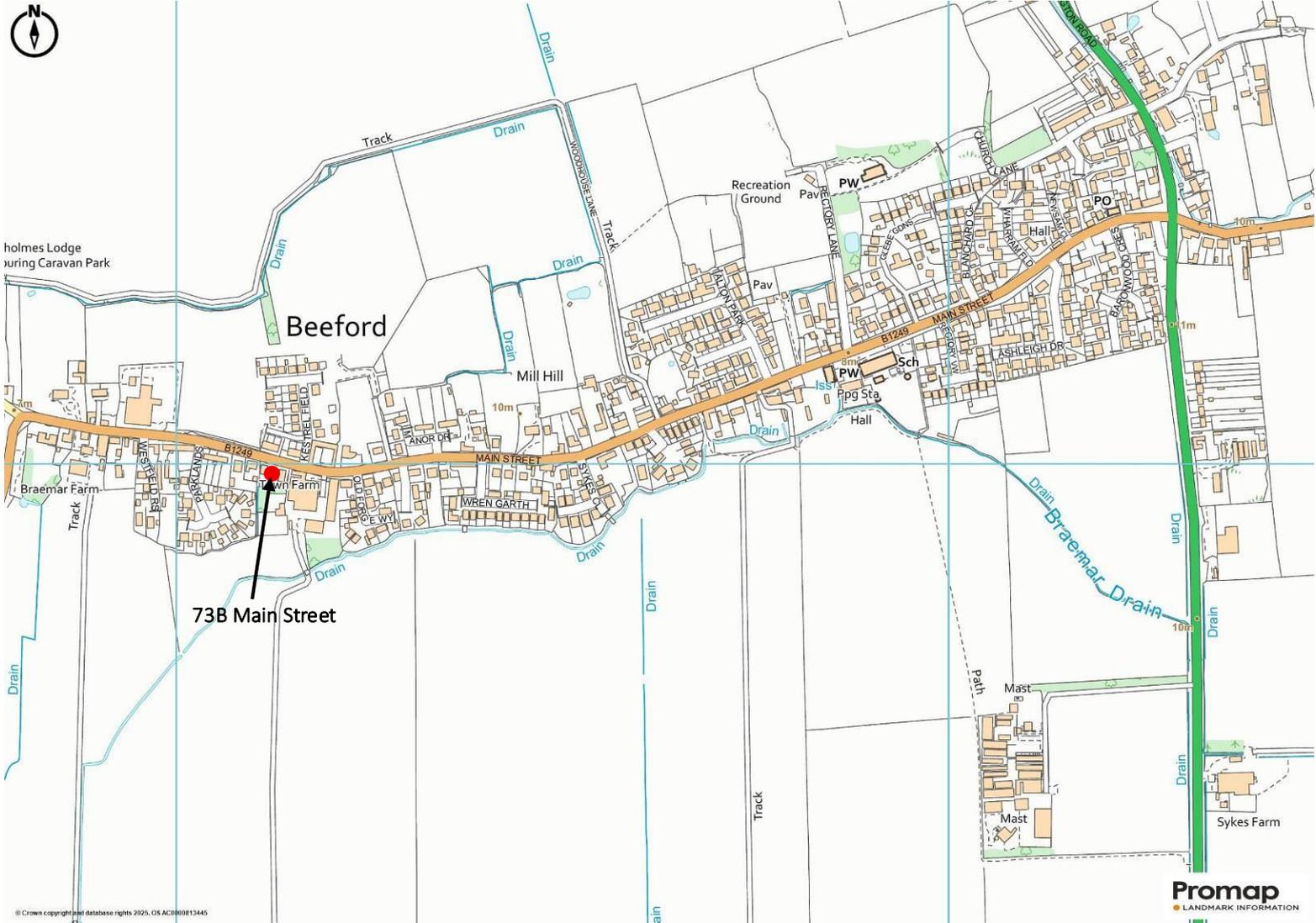
Regulated by RICS

The digitally calculated floor area is 149 sq m (1,605 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 1





holmes Lodge
Touring Caravan Park

Beford

73B Main Street

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



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