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Chartered Surveyors

**5 Farm Row
Beeford
YO25 8AZ**

Super modern home
Popular village setting
3 Bedrooms

Gas central heating
Off street parking
Great location

**Asking Price Of:
£155,000**



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PROPERTY PROFESSIONALS SINCE 1891

5 Farm Row

Beeford

YO25 8AZ



An outstanding three bedroom home, presented to an excellent standard throughout, having been a holiday home and the former showhouse of the development. The most attractive range of accommodation comprises lounge, which is front facing, beautifully presented breakfast kitchen with extensive range of kitchen units, separate utility area and ground floor cloakroom. The three bedrooms are again well presented and there is a house bathroom. There is offstreet parking to the rear with two allocated spaces.

In summary, this is a delightful home, ready for immediate occupancy and could be purchased with contents, if required.

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.

ENTRANCE HALL

With a straight flight staircase leading off.

LOUNGE

14' 2" x 12' 0" (4.34m x 3.66m)

Well appointed with feature fire surround and inset fire. Coving to ceiling, radiator. Built in under stairs storage cupboard.



BREAKFAST KITCHEN

13' 5" x 11' 6" (4.11m x 3.51m)

Being superbly fitted with a range of traditionally styled kitchen units including base and drawer units, wall cupboards to match and integrated appliances including electric oven plus gas hob and extractor over, dishwasher. Ample space for a breakfast table, radiator and inset ceiling spotlights.



UTILITY ROOM

7' 1" x 4' 3" (2.18m x 1.3m)

With fitted worktop space and plumbing for automatic washing machine.

CLOAKROOM WC

With suite comprising low-level WC and wash basin.

LANDING

With built in airing cupboard.

BEDROOM 1

15' 1" x 10' 9" (4.62m x 3.3m)

With walk in wardrobe. Radiator.



BEDROOM 3

8' 2" x 6' 5" (2.49m x 1.98m)

Radiator.



BEDROOM 2

11' 8" x 8' 7" (3.56m x 2.64m)

Radiator. Built in range of wardrobes.



BATHROOM

Suite comprising panelled bath with shower attachment over from taps and glass side screen. Pedestal wash basin and low level WC. Heated towel rail.



OUTSIDE

Being set back from the road behind an expanse of attractive front garden which is predominantly laid to lawn with side planted borders. To the rear of the property is again an expanse of garden, this time predominantly paved with side planted borders. There is also vehicle access to the rear with parking with two allocated spaces.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

SERVICES

All mains services are available at the property.

TENURE

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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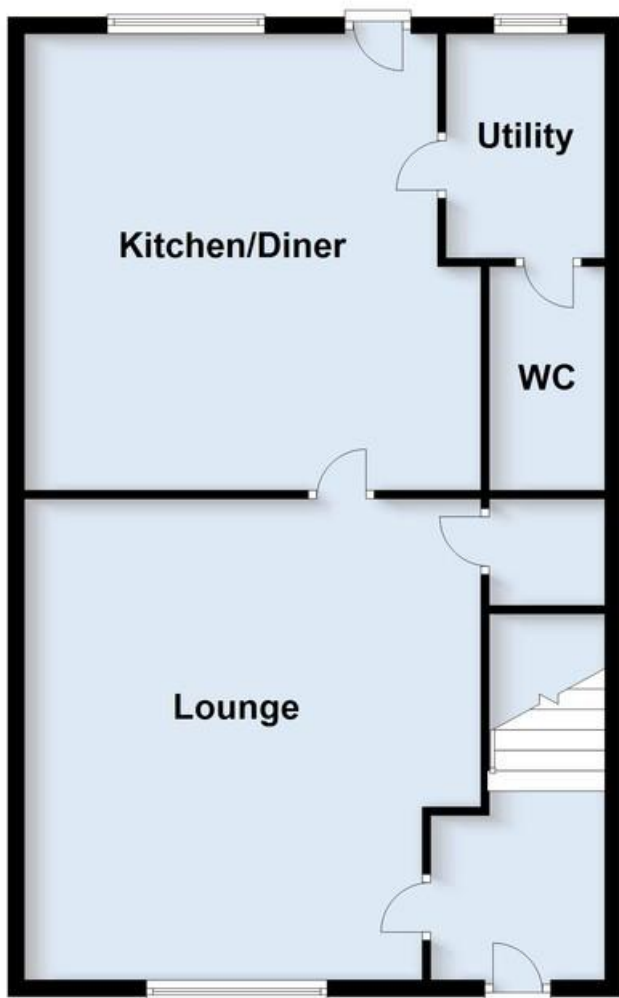
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VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

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Ground Floor



First Floor

