

Approximate total area⁽¹⁾
620 ft²
57.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price
£175,000

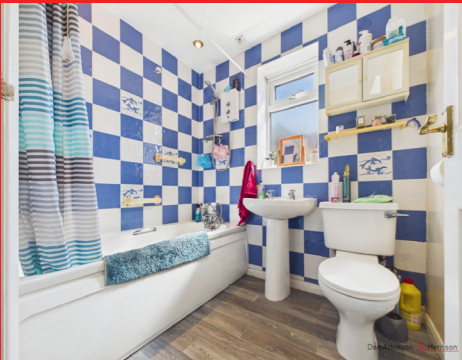
**7 Welburn Court,
Beeford, YO25 8EZ**



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 'B'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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**THE ACCOMMODATION COMPRISES:-
ENTRANCE**

Door to the side aspect and vinyl flooring.

HALLWAY- 12'2 (3.72m) x 2'8 (0.82m)

Door to the side aspect, coving, built in storage cupboard, vinyl flooring, radiator and power points. There is also access to the loft space.

KITCHEN- 10'9 (3.29m) x 8'6 (2.59m)

Window to the front aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in eye-level oven, gas hob, extractor fan, vinyl flooring, radiator and power points.

LOUNGE- 18'9 (5.74m) x 10'1 (3.09m)

Spacious living area with bay window to the front aspect, gas fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

BEDROOM ONE- 13'2 (4.02m) x 10'1 (3.08m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 8'6 (2.59m) x 8'6 (2.60m)

French doors to the rear aspect, coving,

vinyl flooring, radiator and power points.

CONSERVATORY- 5'8 (1.73m) x 5'10 (1.79m)

Door to the rear aspect, additional windows to the side aspects, vinyl flooring and power points.

BATHROOM- 6'8 (2.04m) x 5'5 (1.66m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with shower attachment and over head shower, vinyl flooring, heated towel rail and extractor fan.

GARDEN

A sunny South facing garden which is mainly laid to lawn, patio area to the immediate rear, planted shrubs and flowers with gravelled border, timber fencing with gated side access.

GARAGE

Single detached garage with up and over door, side pedestrian door, power and lighting.

PARKING

Ample off street parking to the front of the property.

7 Welburn Court, Beeford, YO25 8EZ

DESCRIPTION

A well presented two bedroom semi-detached bungalow, 7 Welburn Court is situated in the sought after village of Beeford. The property benefits from having a re-fresh throughout by the current vendors, offering a bright and neutral look whilst also allowing any potential buyer to put their own stamp on it. The main focal point of the property is externally, sitting on a great size plot and enjoying stunning countryside views to the rear along with ample off street parking. Tucked away in a peaceful cul-se-sac, this property could be great for a variety of potential buyers.

The property briefly comprises:- entrance hall, kitchen, lounge, two bedrooms, conservatory, bathroom, rear garden, detached single garage and ample off street parking to the front.

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.

