



Asking Price
£150,000

**14 Bridlington Road,
Beeford, YO25 8AN**

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 'A'.

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.



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		

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THE ACCOMMODATION COMPRISES:

LOUNGE- 12'6 (3.81m) x 12'3 (3.75m)

Door and window to the front aspect, electric fireplace with surround and hearth, fitted shelving, fitted carpets, radiator, TV point and power points.

KITCHEN/BREAKFAST AREA- 12'1 (3.70m) x 12'3 (3.73m)

Window to the side aspect, stairs leading to the first floor landing, understairs cupboard, tiled splash back, a range of wall and base units with breakfast bar area, one and a half sink with drainer unit, integrated dishwasher, space for white good, electric oven, gas hob, laminated wood effect flooring, radiator and power points.

REAR ENTRANCE

Door and windows to the side aspect and radiator.

SHOWER ROOM- 7'11 (2.42m) x 5'8 (1.74m)

Wet room with low flush WC, wall mounted sink with tiled splash back, heated towel rail and extractor fan.

BEDROOM THREE- 9'6 (2.92m) x 10'5 (3.18m)

Downstairs double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING

Window to the side aspect, fitted carpets and radiator.

BEDROOM ONE- 12'5 (3.80m) x 12'4 (3.76m)

Double bedroom with window to the front aspect, fitted wardrobe, fitted carpets, radiator and power points.

BEDROOM TWO- 8'11 (2.72m) x 6'7 (2.02m)

Window to the rear aspect, built in storage cupboard, panelled walls, fitted carpets, radiator and power points.

BATHROOM- 6'1 (1.88m) x 5'6 (1.70m)

Opaque window to the rear aspect, wet wall panels, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with overhead shower, vinyl flooring and radiator.

GARDEN

East facing garden which is mainly laid with lawn, patio area to the immediate rear, access to the outbuildings, timber fencing and gated side access.

OUTBUILDINGS

There are some brick outbuildings to the side which are ideal for storage.

PARKING

Off street parking to the front for multiple cars.

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A perfect opportunity to purchase a property with no onward chain! 14 Bridlington Road is a three bedroom end terrace with the added benefit of off street parking. The property itself could do with some maintenance and renovation throughout but allows any potential buyer to make it their own. There is a third bedroom and shower room to the ground floor for versatile living and could be used to suit each individual buyer.

The property briefly comprises:- entrance into a lounge, kitchen, rear hallway, shower room, downstairs bedroom, first floor landing with two additional bedrooms, family bathroom, rear garden, storage buildings 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.



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